



Memorandum

Community Design and Development Division of Development Services

DATE: June 6, 2002
TO: Mayor and City Council
FROM: Steve L. Nielsen, Community Design and Development (350-8294)
SUBJECT: Northwest Tempe Specific Area Plan Process

History and Facts: In April 2002 staff retained the firm of LL Decker and Associates to review the current state of the Northwest Tempe Specific Area Planning Process and develop a series of recommendations for completing the process.

The purpose of the consulting agreement was to provide an impartial, review of the specific area planning process in the Northwest Tempe Neighborhood Area and to make recommendations on how to be effective in finalizing a plan that would be supported by a very diverse sector of the community. Over a six-week period, LL Decker and Associates met with staff, policy makers and a limited number of community interests. The attached report includes a four page executive summary and a "Desk Audit Report" summarizing issues surrounding the Specific Area Planning process and plan.

Comments: Staff has reviewed the draft report by the consultant and concurs with their findings. The report has a number of recommendations that impact how the Specific Area Planning Process can be improved for the current plan as well as those in the future. Staff is prepared to move forward with the recommended changes subject to Council direction. The residents of the Northwest Tempe Planning Area have participated in this pilot project for some time now and appear anxious to see it brought to fruition.

Council Action: Staff seeks council consensus to accept the recommendations of the consultant and to begin a three phased approach to complete the Northwest Tempe Specific Area Plan in the time frame outlined in the report.



LL DECKER & ASSOCIATES, INC.

Helping Organizations Change

Date: May 30, 2002
To: City of Tempe, Mayor and City Council
From: Lance Decker, LL Decker & Associates
Subject: Recommendations for Completing Specific Area Plans for the Northwest Tempe Neighborhoods

The attached executive summary and project report provides the Mayor and City Council with an assessment of the current state of the City's Specific Area Planning (SAP) process for the Northwest Tempe Neighborhoods, and a series of recommendations for completing the process. The executive summary provides a brief analysis of the problems faced by community residents and City staff in conducting the SAP process over the past five years, and a series of recommendations with a project schedule that we believe can improve planning performance. The project report is a 50 page detailed outline of our findings during an audit of project documents, and a summary of interviews with policy makers, staff and a limited number of community interests.

If approved by Council, these recommendations would be implemented over the next six months. The draft SAP would first be taken to the residents of the Northwest Tempe Neighborhoods on June 13 and 15 in a 1½ hour workshop format for their information. Subsequent technical workshops in late June or early July would be held to describe the features of the City's draft specific area plan for the Northwest Tempe Neighborhoods, and give participants an opportunity to ask detailed, technical questions about substantive planning characteristics. Ongoing community support would continue throughout the summer, and in September the City would return to the community to solicit substantive comments on the SAP. Those comments would be considered as staff prepares a final draft to take to the Planning and Zoning Commission and to the Council for hearings, revisions and adoption.

Because of the Northwest Tempe Neighborhoods' large geographic and demographic size, and its diverse character, we recommend the Council temporarily split the planning discussion into two, three or even four separate planning areas. In addition, we recommend special attention be given to the Heritage District to resolve an ongoing dispute over the future of residential preservation and commercial development. Our research indicates that this dispute may be currently ripe for resolution. In the past this conflict has focused planning concerns on the Maple / Ash neighborhood at the expense of the balance of the Northwest Tempe Neighborhoods.

I will attend the June 6th Council meeting to take comments and respond to questions you may have.

Respectfully submitted,

Lance Decker

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LL DECKER & ASSOCIATES, INC.

Helping Organizations Change

Executive Summary Northwest Tempe Neighborhood Specific Area Planning Process

May 29, 2002

Over the past six weeks LL Decker & Associates has worked with City staff, policy makers and a limited number of community interests to determine how the specific area planning process in the Northwest Tempe Neighborhood might proceed and be effective in developing a document that can be supported by a wide variety of stakeholders. In addition, we hoped to suggest improvements that can support planning when other areas of the City move toward developing their Specific Area Plans (SAP).

In commissioning this engagement, the City of Tempe agreed that personnel from LL Decker & Associates would be impartial and neutral, and hired to conduct research and facilitate a community involvement process. In this manner, LL Decker & Associates has no preconceptions about substantive planning issues or directions, and is free to aid any of the people, organizations and agencies in resolving issues that might create impasse in the process. We neither promote nor deter any particular substantive planning direction proposed by stakeholders involved in this discussion.

After numerous interviews and an extensive desk audit of information generated over the past five plus years, it is our conclusion that:

- **The SAP process should proceed in three phases.** The first would distribute the draft SAP to community members and educate them on the specific features of the plan. The second phase would solicit comments, concerns and changes from the broader community. The third phase would prepare a final draft to be presented to the Planning and Zoning Commission and City Council.

The draft SAP would first be taken to the residents of the Northwest Tempe Neighborhood on June 13 and 15 in six (three each day), 1 ½ hour workshops for information and distribution only. Subsequent technical workshops in early July, and again later in the summer, would be held to describe the features of the City's draft specific area plan for the Northwest Tempe Neighborhood, and give workshop participants an opportunity to ask detailed, technical questions about substantive planning characteristics. Ongoing community support would continue throughout the summer, and in September the City would return to the community to solicit substantive comments on the SAP. Those comments would be considered as staff prepares a final draft to take to the Planning and Zoning Commission and to the Council for hearings, revisions and adoption.

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- The **Northwest Tempe Neighborhood area** is geographically and demographically **too large and diverse** to effectively create a specific area plan that has significance to residents, business and property owners and other stakeholders. The area **should be divided into at least two and possibly three or four smaller areas for planning purposes**. Once those areas have had the opportunity to create SAP's, these more focused plans can be reassembled and unified. It is for this reason that three, simultaneous meetings are being held on June 13 and 15.
- A great deal of community involvement took place during the strategic planning process. All data gathered to date from meetings, workshops, written comments should be considered as staff outlines revisions to the draft SAP. **The strategic plans developed earlier should continue to be included as part of the SAP process.**
- There are **misunderstandings regarding what a strategic plan and a specific area plan can do to control development**. Clear information from the City should be provided to participants on the differences between zoning and land-use planning... between ordinances and plans. Community interests need to realize that because zoning ordinances control development, and some future policy-makers might vote to change direction, any assurances that specific area plans will absolutely control development is unrealistic. If these unrealistic expectations are not clarified, conflicts between the community and the City will continue.
- The City needs to initiate **a more comprehensive conversation with broader communities** that are potentially affected by proposed land use decisions. This means that many different voices representing a variety of interests would participate. Fewer and shorter, but better planned meetings, clear agendas and rules of engagement, and defined group goals and objective would help. Both City government and the broader community would benefit from leadership training and capacity building. The number of voices and the diversity of participation in the process clearly need to increase.
- **Substantial changes should be made in the ways that City staff approach community-based planning and resident involvement in land-use planning in the future.** These changes would include a **modification of staff's role in community support**, their focus on professional planning and community advocacy, and the importance of educating participants in the legal boundaries and civic responsibilities inherent in land-use planning.
- **Community advisory panels (what have been called PAAB's in the past) should be continued but as a City-wide body that acts as an advocate** and conduit for community questions and comments. The advocacy role of this group should be balanced by statesmanship for the entire City. The City should develop a profile of membership so that the people picked for service would represent not only residential neighborhoods, but also businesses, industry, and broader community interests. Consider attaching these community involvement groups to existing boards or commissions, and adding local residents during the SAP process. The recently formed Neighborhood Advisory Commission might be an appropriate forum for broader community involvement in neighborhood planning.

- An assessment of **ongoing disputes in the Heritage District** (i.e. Maple/Ash and a small portion of the Mitchell Park East area) indicates that the philosophical and economic interests over residential preservation and commercial development of a six-block area of Mill Avenue and Maple have retarded the planning process in the larger Northwest Tempe Neighborhood. Residents on both sides of the dispute have concerns that are intense, seem significant and appear legitimate. We believe that there are really very few substantive issues that separate the two major factions, but the intensity of the conflict makes unassisted resolution unlikely, if not infeasible.

The City should encourage and support a **separate but parallel process** during the summer and fall to mediate these issues. The City should **delay any formal designation of the Heritage District as a redevelopment / preservation area** until stakeholders have had the opportunity for serious deliberation, including a lot-by-lot discussion and potential design for properties on the east side of Maple, from University to 13th Street.

If, at the end of November, parties have not reached an agreement, and continue their impasse, then the City should complete the SAP for the balance of the Northwest Tempe Neighborhood without including the Heritage District. Further, the City should either designate the Heritage District as a redevelopment / preservation area, or agree to take no further planning direction in the Heritage District until those parties in dispute can resolve their differences.

Project Schedule - The following matrix reflects a draft project scope, tasks, deliverables and activities:

Task #	Activities	Deliverables	Responsible Party	Delivery Date
3.0	Community Meetings			
3.1	Plan, facilitate and document six community meetings, three each on June 13 and 15, 2002	Hold Meetings	LLD&A City staff	June 13 June 15
3.2	Prepare a report from the six meetings that reflects what was said and the directions participants want to take	Report on Meetings	LLD&A City staff	June 30
	Plan, facilitate and document one or more community meetings to educate participants on the features and character of the draft SAP	Report on Meetings	City Staff LLD&A	Early July and, if needed, again in September

3.3	Report on the outcomes of community meetings to Tempe City Council	Council Report	City staff	September, 2002
4.0	Planning Process Implementation			
4.1	Facilitate focus group sessions and discussions with residents, City staff and policy makers	Reports on meetings	LLD&A	September and October 2002
4.2	Incorporate resident comments into planning documents	Recommendations	City Staff LLD&A	November 2002
4.3	Present findings of planning process and recommendations to Tempe Planning & Zoning Commission	Presentations 1 & 2	City Staff LLD&A	November 2002
4.4	Present findings of planning process and recommendations to Tempe City Council	Public Hearings #1 & #2	City Staff LLD&A	December 2002
4.5	Process debriefing with the community and City staff	Report from Meeting	LLD & A	January 2003
5.0	Heritage District Discussions			
5.1	Assemble a list of potentially affected interests and request they disclose their interest in resolving the dispute.	List of participants	LLD & A	June 2002
5.2	Develop an Issue Map specifically for the Heritage District and present it to process participants	Issue Map delivered to participants	LLD&A	June 2002
5.3	Conduct a series of meetings with stakeholders, individually and collectively	Meeting summary	LLD&A	July, August and September 2002
5.4	Evaluate the need to establish a formal redevelopment / preservation district for the Heritage District	City Council Report on findings	City Staff	September 2002

5.5	Report to City Council on progress made	City Council Report	LLD&A	September 2002
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Desk Audit Report: Summary of Issues Surrounding Northwest Tempe Specific Area Planning Process & Product

LL DECKER & ASSOCIATES, INC.

City of Tempe, Arizona

May 24, 2002
(Revised, 5/29/02)

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S E C T I O N I

Purpose & Approach

This document provides a reference to the events that have taken place relative to Tempe's Northwest Neighborhoods, and it describes the efforts to develop a Specific Area Plan (SAP) for this area. It includes

- A table of relevant planning documents (Table 1) and areas of agreement between the Northwest Neighborhoods Strategic Plan and City of Tempe's draft SAP (Table 2)
- A list of the major issues associated with the creation of the SAP, and
- A detailed chronological reference and summary of materials¹ related to this planning process (Appendix A) and summary table of these materials (Table 3).

The purpose of this document is to...

- Provide a reference to the documents related to creation of the SAP
- Summarize broad (and in the case of Table 2, detailed) areas of agreement and disagreement as a starting place for discussions aimed at developing resolutions to the most contentious issues
- Illustrate the primary issues and positions on these issues by the stakeholders involved
- Serve as a resource to developing resolutions to the issues and to help develop a better understanding of the events that have lead to the current positions.

Methodology

Beginning on May 8, 2002, Victor Rockwell, Analyst with Magna Consulting, subcontractor to LL Decker & Associates, reviewed the documents provided to him by the City of Tempe, Community Design & Development, related to the planning area known as Northwest Tempe Neighborhoods. He spent 7 days (75 hours) studying and cataloguing over 170 documents related to this process. In this time, he identified milestone events and primary issues surrounding the planning process for the Northwest Tempe Area.

Background

In August 1996, the Tempe neighborhoods known as Riverside/ Sunset developed a Strategic Plan which described what the neighbors wanted their physical area to become over the next several years. In November 1998, a group of people living in the area known as the Northwest Tempe Neighborhoods, with the assistance of NewTown, also developed a Strategic Plan for their area. Neighbors developed these plans to inform the City regarding what they wanted for their area, and what they DID NOT WANT. They expected that the ideas in these plans would be incorporated into an official City of Tempe Specific Area Plan (SAP) to help guide development and redevelopment in their areas.

¹ This is not intended to be an exhaustive list of all materials on file. It is a compilation of the most relevant information (based on what was provided to us by Tempe staff) related to the creation of the SAP for the Northwest Tempe Planning Area.

On February 25, 1999, in order to begin the process, Tempe City Council officially designated two Preservation/Redevelopment Study Areas, and in September 1999 Council approved a staff recommendation to form a citizen committee known as the Planning Area Advisory Board, or PAAB, made up mostly of neighborhood representatives in this planning area, to review development proposals and provide input for the SAP's development.

From December 1999 through June of 2000, City staff produced a series of six public workshops to inform the communities in the area of the issues related to sound and effective planning and to gather public input on stakeholder desires and preferences relative to preservation/ development redevelopment for Northwest Tempe. Through the public workshops process, it appears that it was City staff's hope that contentious issues would be discussed in a broader context. Broadening the discussion to consider issues associated with sound development might result in a SAP acceptable to all stakeholders. And while the workshops did generate public comments and help inform citizens in the area of many of the important issues to be considered in developing the SAP, they failed to clarify (especially for the neighbors of the Maple-Ash Neighborhood Association, "MANA") why the City could not simply take the land use designations they had included in their Neighborhood Strategic Plan and adopt this as the City's official SAP for the area.

In March 2000, MANA distributed a flyer to residents in the area asking people to "Protect their neighborhood!" It appears that some saw the City workshops discussions as leading to redevelopment that some did not want in their neighborhood. It also appears that some residents began to see the community discussions and process to develop an area-wide SAP as a threat to their desire to preserve their neighborhood.

Meanwhile, City staff continued to support the PAAB, but it appears that the concerns of a group of individuals regarding the land uses for MANA began to influence and eventually dominate the PAAB's agendas and discussions. From the accounts in the editorial pages of the newspaper and from a reading of the emails and memos on the subject, the PAAB slowly began to lose its ability to deal effectively with substantive issues as land use and zoning issues sidetracked other business. Attention shifted to making sure the City's SAP for the area followed the land uses developed in the Northwest Neighborhoods Strategic Plan. The most obvious sticking point was differences between current zoning for the area of 11 to 15 dwelling units per acre (du/ac), and neighborhood desires of ≤ 8 du/ac.

In October 2001, staff released a draft SAP – 2 to 4 months delayed from the originally estimated released date. This draft SAP did not give MANA the land-use designations it had asked for in the neighborhood strategic plan. A group of stakeholders wanted the City to adopt the land uses in the Strategic Plan. Just after the October release of the draft SAP, someone (not known who) posted notices in the Maple-Ash neighborhood calling a Tempe staffer an "urban terrorist."² This event seems to have damaged the credibility of those pushing for adoption of the Neighborhood Strategic Plans as the SAP, and the incident also seems to have tainted the entire PAAB process. Six months later, on March 4, 2002, Mayor Guilliano thanked members for their participation and discontinued the PAAB altogether.

This did not, however, resolve the issues some in the neighborhood had with land uses in the draft SAP. Going forward, a series of public discussions in June followed by a comment period on the revised draft

² This was approximately one month after Arab terrorists hijacking airliners and their crashing them into the World Trade Center buildings and the Pentagon killing more than 5,000 individuals. This was the largest terrorist incident the world has ever seen.

SAP will attempt to resolve the outstanding disputes and gain resolution on the issues all leading to a Council decision on the adoption of a SAP for the Northwest Tempe planning area.

Comments on Tempe's Community Design & Development Public Involvement Process

Involving citizens in developing a SAP for the Northwest Tempe Neighborhoods was good policy and good government practice. In the design and execution of the PAAB process, however, there were strengths and weaknesses. The following are most obvious, organized by "on the part of the City" and "on the part of community advocates and participants in the process."

Strengths On the part of the City of Tempe

- 1) City staff recruited recognized experts in fields related to designing livable communities to speak in public workshops. This was useful in informing and educating community participants.
- 2) Staff developed professional, informative presentations for the public workshops showing diagrams of the proposed process that staff and citizens were embarking on, photos of building and homes in the community, diagrams, designs, and sketches of elements in community design that are beneficial for communities, elements of the Comprehensive Transportation Plan, and information on the need for, benefits and role of affordable housing in creating viable and livable communities. City staff appears to have done a good job in the public workshop series to inform and educate the Tempe residents who participated in the process.
- 3) Staff designed professional meeting announcements and publicity materials to encourage people to participate. It advertised the process well, and it designed and continues to maintain a web site for this planning process for the community.
- 4) Staff included schools, reaching out and involving students in the discussions of preserving/redeveloping the Northwest Tempe neighborhoods. These events appear to have been particularly well organized and productive.
- 5) Staff seems to have done a good job reaching out to a variety of stakeholders including the business and development communities encouraging them to participate in the discussions/process, and while the level of participation from all stakeholder communities may not have been ideal, the attempt to include them and sustain participation throughout the process was on target.
- 6) Criticisms of insufficient support notwithstanding, staff seems to have done a good job in coordinating and providing support to the PAAB.

Weaknesses On the part of the City of Tempe

- 1) The City should not have accepted (and by so doing endorsed) the Northwest Neighborhood Strategic Plan with the detailed land use maps included for two main reasons, one philosophical and one practical. Philosophically, a strategic plan should be strategic and high-level, describing in general, conceptual terms how the neighborhood infrastructure and structures would physically evolve over a specified period. Practically, general land use maps are better included in the General Plan, more detailed though still conceptual plans are appropriate for Specific Area Plans.

Developing a SAP follows the development of a neighborhood strategic plan. Very detailed land use maps (such as those that were included in the 1998 Neighborhood Strategic Plan) are not appropriate for these plans. Zoning ordinance regulations are the vehicle for establishing the detailed for property development. This is also an issue because the City underwrote the Northwest Neighborhood Strategic Plan effort and later accepted the plan with detailed land use maps included. In addition to sequencing and philosophical inconsistencies, adoption of this level of detail may have created or contributed to an expectation on the part of the submitters of the plan and area residents that the land uses were – at least conceptually – acceptable to the City.

The practical problem with the maps in the neighborhood strategic plan was that there were discrepancies between the City's zoning and the Neighborhood Plan's land uses; In most cases they called for less dense residential uses compared to what the current zoning allows. The City should have made clear to the Neighborhood and those working with them to develop the Strategic Plans – at the earliest possible opportunity – that detailed land use maps are not appropriate for inclusion in a neighborhood strategic plan. The plan with its detailed maps should have been remanded back to the group and accepted only after the maps were created as general, conceptual maps –appropriate for a neighborhood strategic plan.

- 2) Having accepted the Neighborhood Strategic Plan with the detailed land use maps, the City should have identified at the beginning of the process to develop a SAP for Northwest Tempe Neighborhoods the discrepancies between the land uses identified in the Strategic Plan and those in the City's zoning ordinance 808. These discrepancies should have been made clear to the members of the PAAB and general public who attended the initial public workshops. It seems an expectation was created which would later prove to be the major point of contention between the City and a group of advocates. The discrepancy in land uses and the difficulties they would cause should have been caught sooner by City staff, anticipated, and brought to the attention of its citizens advisors – if not at the time of submission of the neighborhood strategic plan then at the outset of the SAP planning process.
- 3) The City did not keep its commitment relative to time frames for producing the SAP. The workshop process leading to a SAP began in December 1999. The projected release date for the draft SAP was reported by the City as 12 to 18 months after this time, or sometime between December 2000 and March 2001. The draft SAP was released in October 2001, four months behind schedule. At this time, it appears that some stakeholders to these discussions began to feel or understand that the City was not going to produce a SAP that coincided with the NW Tempe Neighborhoods Strategic Plan. In March 2000, at approximately the time the City should have produced a SAP, a handbill was circulated in the Maple-Ash area with the message, "Protect our neighborhood." The delay in releasing the SAP along with an absence of clear information from the City on the reasons for the delay and a revised estimated date of release seems to have added to concerns among some that the City was not going to give them what they wanted relative to land uses. The City should have kept to its initial schedule. Once it became clear that this would not be possible, the City – as soon as it possibly could have – should have provided notice to the stakeholders that there would be a delay, provided an explanation for the reasons for the delay, and produced a revised release date – and kept to it.
- 4) The City should have made the decision-making process for developing the final SAP more transparent to stakeholders, including the PAAB process. While the City did provide clear

diagrams of the process, beginning with neighborhood strategic plans and ending with council adoption of a SAP for the planning area, it failed to provide clarity to citizen participants regarding the internal decision – making process relative to how the draft and final SAPs would be created. Specifically, it failed to clarify staff's professional planning role in advocating for and contributing to the content of the draft and final SAPs. About one year later in the process, on December 7, 2001, two months after the delayed release of the draft SAP and after citizens requested explanation of who had advocated for land-use designations other than those that appeared neighborhood strategic plan, the City in the form of an email from Steve Nielsen to Jenny Lucier, property owner, resident, former PAAB member and neighborhood activist, explained the City's position as follows:

"The Strategic Plan for NW Tempe was used as the basis for starting the specific planning process and not intended to be replicated as the SAP. The designations on the projected land use map in the Strategic Plan were presented for review and discussion in public meetings that took place in 2000. We are aware of the sensitivity of the land use designations in the Maple/Ash area, and have heard two different proposals from property owners in the neighborhood. Our planning staff has reviewed the strategic plans, comments and opinions from citizens in the area, as well as the anticipated development of the ASU campus, the downtown, and the surrounding neighborhoods in providing a professional recommendation as a starting point for discussion.

"As for the designation of mixed use for the area between Mill and Maple south of University: the draft attempts to balance the desires of neighborhood interests who value the preservation of the existing buildings with the desires of others to maintain their existing property rights and redevelop their property. Complicating this matter are issues related to taking or limiting property rights, and compliance with the existing General Plan (which will undergo revision beginning January 2, 2002) and zoning requirements (which are currently being reviewed with projected completion within six months). Tempe staff has literally spent years working to achieve some measure of compromise or resolution to the on-going conflicts within the Maple-Ash Neighborhood.

"The projected land use for the General Plan 2020 shows a proposed residential density of 11 to 15 dwelling units per acre the same as proposed in the draft Specific Area Plan. The strategic plan recommendation of less than or equal to 10 du/acre density is problematic. If the City were to "downzone" as indicated in the plan, it could be construed as a taking and create liability for the city.

"The mixed-use designation that calls for a retail emphasis on Mill Ave and a residential emphasis on Maple, attempts to blend redevelopment with a commitment to preserve the historic neighborhood character that exists today. Forthcoming design guidelines will detail how redevelopment in this area would compliment existing character and provide new opportunities to enhance the neighborhood and provide local goods and services for residents. **If the Mill and Maple sides of the alley are not coordinated, any development that does take place will most likely fail to meet neighborhood objectives for use, design, and orientation.** In listening to the neighborhood residents, property owners, other stakeholders in the community and recognized experts in this field, it was Staff's recommendation to apply this designation as the way to begin the process of resolving these issues. Based on our [City staff] observation, the projected land use in the strategic plan does not represent the desires of all property owners and residents in the Maple/Ash area, nor does it promote sustainable neighborhood-oriented development along Mill or University. ... The Intent is to create the most viable and compatible plan that meets the objectives of the above-mentioned parties. ... this plan attempts to meet the needs of the larger community."

At this point the neighbors had a relatively clear and straightforward answer to their questions: staff had information from many stakeholders including Maple/Ash preservation advocates, and they made a judgment based on this as well as their own professional planning ideas regarding how best to meet the desires, in some cases conflicting, of all stakeholders. We applaud the City

for making this process clear to stakeholders. We fault the City for not making this decision process clear earlier, ideally at the outset of the process in December 1999.

- 5) The PAAB process had two major faults. The first was in its design. While the City attempted to have diverse stakeholder participation, it fell short of this goal. It should have included broader representation, had more variety of stakeholders including more business and industry representatives, and it should have included representatives who would speak to the City's interests as well as representation that would consider how what was being developed or planned for the area would affect the entire City not just the planning area. Second, the City failed to develop in enough detail policies and procedures for the PAAB's operation and maintenance. The City inadequately considered questions such as how often the PAAB would meet and what would happen if they requested additional meetings, how much staff time and resources would be devoted to supporting the PAAB, how would controversy be managed, how would PAAB leadership be identified, recruited, and cultivated. In short, it failed to identify and negotiate boundaries for PAAB and City action. Admittedly, these design and management issues of the PAAB process would likely not have surfaced as weaknesses had the land use debates and other issues described above not bogged the process down. Moving forward, these are issues the City must address if it uses citizen participation in community design for other areas of Tempe.

Issues related to citizen participants including advocates for the preservation of Maple-Ash:

Strengths

- 1) Community members demonstrated a very high level of commitment to this planning process. They developed neighborhood strategic plans and produced at least one design charette. It is reported that many volunteered hundreds of hours of their time to the process. They produced professional planning documents for their neighborhoods. They worked diligently to communicate with and inform others in their community as to the issues related to Tempe's Northwest Neighborhoods generally and some did more outreach and education in the Maple-Ash area specifically. They wrote letters to the editor in response to Dan Durrenberger's editorials, sent emails and letters to City Council members, the Mayor, City staff and management, to make known their views. Some took the time to meet personally with council members, staff, and management regarding their views of how Northwest Tempe Neighborhoods should be preserved/ redeveloped.
- 2) Community members served on the Planning Area Advisory Board, PAAB. In so doing, they worked with City staff providing advice and consent regarding issues related to specific development proposals as well as overall community design.

Weaknesses

- 1) It is not known from the records reviewed who produced the handbill calling a member of Tempe's municipal staff an "urban terrorist." But this incident – rightly or wrongly – appears to have seriously damaged the "righteousness" of the cause and the credibility of those who had taken it up related to "preserving the Maple-Ash neighborhood." To repeat, it is not known who produced this handbill, but the effect of the handbill seemed to weakened the case of the people advocating for

the preservation of the Maple-Ash neighborhood as well as the viability of the PAAB process generally.

- 2) Dan Durrenberger's editorials critical of Maple-Ash advocates and the PAAB further weakened credibility and efforts to get the land uses of the Northwest Tempe Neighborhoods Strategic Plan included in the draft SAP.
- 3) The behavior of some members of the PAAB, for example, Jenny Lucier writing to the Tempe City Attorney requesting that Tempe take legal action against Dan Durrenberger for his "malicious and false accusations" or comments about how applicants appearing before the PAAB were treated badly also hurt the credibility of a segment of the PAAB (and perhaps the PAAB as a whole) for two reasons. First, Durrenberger printed the request for city-sponsored legal defense/ action, in the Republic and second, by describing what had taken place, it looked like one or more PAAB members wanted to shut down an editor's right to express his opinion related to the activities of a City of Tempe-sponsored Board, the PAAB. Combined with earlier editorials about a small group on the PAAB vacillating on whether to operate under the open meeting laws, this made a segment of the PAAB seem unreasonable. The same individuals were assumed to be those advocating for Maple-Ash preservation; therefore, the cause of Maple-Ash preservation suffered.
- 4) Tactically, no matter who posted the "urban terrorist" handbill, it was a mistake for the PAAB or a representative of MANA not to join hands with the City to condemn the handbill. Durrenberger requested some form of apology in a Republic editorial, and the record indicates that an apology never came. In our opinion, this lack of condemnation of the handbill served to make those advocating for the preservation of Maple-Ash look unreasonable, unkind, and extreme.

There were things done well by the City of Tempe, and things that should be changed in future citizen-planning efforts. Likewise, even though community members participating in the process did many things that they and their fellow Tempe residents can and should be proud, there were also things done that hurt their cause and may have dampened Tempe's fondness for public participation and community-based planning. At this point, it is our hope that all parties can reflect on past events, learn from them, and move forward toward resolutions that are in the best interests of all Tempe residents.

S E C T I O N I I

The following are in most cases hypothetical statements that attempt to illustrate the positions on the central issues associated with the development of a SAP for NW Tempe Planning area. Some statements are taken directly or are paraphrased from materials in the records (see Appendix A).

Issues Related to Process

SAP

<i>Perspective</i>	<i>Perspective</i>
<ul style="list-style-type: none"> ■ The City has attempted to build consensus on land use in the Northwest Tempe planning area through the use of a citizen-driven process. It initiated a Planning Area Advisory Board, PAAB, to spearhead this effort. But the issues and process became contentious. Staff was spending much time providing the board what they were requesting as well as producing public workshops on the issues related to what makes for good design and livable urban environments. The contention among the board delayed staff's production of the first Draft of the SAP until October of 2001. 	<ul style="list-style-type: none"> ■ Why is it taking so long to produce a SAP for Northwest Tempe? What process is being used to decide the content of the SAP?
<ul style="list-style-type: none"> ■ Until we have a SAP, zoning and development will continue to be contentious issues. 	<ul style="list-style-type: none"> ■ Staff has developed a draft SAP that incorporates the ideas from all the public workshops conducted and the views of all the stakeholders – this includes the City's professional planning staff. We are trying to resolve difficult issues and people understandably feel very strongly about them.

Planning Area Advisory Board (PAAB)

<i>Perspective</i>	<i>Perspective</i>
<ul style="list-style-type: none"> ■ The PAAB was not representative and devolved into a forum for a few to pursue their own agendas. 	<ul style="list-style-type: none"> ■ The PAAB represented the neighborhoods of the area and should have been properly staffed by Tempe... How could it do a proper job if it was taking staff 2 or 3 months to get minutes out?
<i>Perspective</i>	<i>Perspective</i>
<ul style="list-style-type: none"> ■ Representation on the PAAB was too narrowly focused on neighborhood representatives. It did not include enough representatives from businesses, the development community or other groups. 	<ul style="list-style-type: none"> ■ The purpose of the PAAB was to have the people who live in the area have a voice in how the area developed. That's why the PAAB included representatives from the neighborhood associations of the area.

Trust & Communications

Perspective

- There are process issues involved in getting a building through the City that are not transparent to most citizens on a planning area review board. The plans have to go through several reviews in different departments, and each looks for certain specific things in the plans. Each requires the developer to make certain, usually minor, changes or modifications. Unfortunately, there is no process set up to feed this information back to the citizen board. Right now we are not set up to take the plans back to a citizen planning review committee each time a department within the City suggests a modification.

Perspective

- The City gives variances too easily. After the neighbors have agreed to one design or set of materials, then the builder or developer makes changes, and the City grants the change, variance. But no one comes back to the neighbors. What ends up getting built is not what we agreed to. So how can we trust the City?

Perspective

- The city and its developers don't respect the private property rights of people who live here... City staffers certainly can (and do) ignore legitimate points of view and look the other way.

Perspective

- Staff has people from both perspectives wanting to resolve the issue of what the SAP will be because the idea of property rights is a two-sided issue. On one side you have those who say you don't respect my property right if you let others develop to the limits allowed in the zoning. But the City cannot implement changes in use or down-zone current zoning through a specific area planning process. We are trying to find a compromise that satisfies all the stakeholders – including the City Attorney's office.

Economic Viability Issues of Development Proposals

Perspective

- For the developer and builder, time is money. They cannot make their project work financially if they have to go back and forth to the citizen planning committee each time a department review requires a change. So staff makes judgment calls—if the change does not affect the fundamental character of the agreed-upon building, then normally it is granted and moves forward. To make the developer wait until the citizen committee could review, discuss, and agree to each suggested change would be too burdensome on developers. It just wouldn't work. Nothing would get built.

Perspective

- The developer does not do what we asked for, the city grants a variance, and the developer pockets the difference. How can the community trust the City's process?

Issues Related to Substantive Planning Elements

(Also see Table 2 above.)

Alley West of Mill and East of Maple

Perspective

- Any large scale development on this side of the street will result in the destruction of almost one half of the Maple Ash neighborhood. Are we willing to allow an historic neighborhood to face that kind of destruction?

Perspective

- In order to properly buffer the Maple-Ash neighborhood from Mill and to be able to create the type of urban landscape the stakeholders want, it seems to me that both sides of the alley are required. With proper design guidelines and a SAP, development that will really enhance the neighborhood is possible.

Mixed-Use Designation Along Mill South of University

Perspective

- If the Mill and Maple sides of the alley are not coordinated, any development that does take place will most likely fail to meet neighborhood objectives for use, design, and orientation. In listening to the neighborhood residents, property owners, other stakeholders in the community and recognized experts in this field, it was Staff's recommendation to apply this designation as the way to begin the process of resolving these issues. Based on our [City staff] observation, the projected land use in the strategic plan does not represent the desires of all property owners and residents in the Maple/Ash area, nor does it promote sustainable neighborhood-oriented development along Mill or University.

Perspective

- Almost no one in this process -- from developing the Neighborhood Strategic Plans and throughout the public process leading up to the first draft of the SAP -- said they wanted the land use this way -- mixed use. The vast majority of people want the historic homes along Mill and Maple preserved. The feelings are a lot stronger about the homes on the west-side of the alley. These homes should be preserved, not designated "mixed-use residential."

Affordable Housing

Perspective

- The professional planners on City staff would like to develop solutions that meet the multiple goals for the area. We believe these goals are not necessarily in conflict with each other but that in working with all of the stakeholders creative solutions can be identified that meet the desired character and end state that the community is aiming for.

Perspective

- While I recognize affordable housing as an important issue, I do not think it should be developed at the expense of historic neighborhoods.

S E C T I O N I I I

Relevant Planning Documents

The Table 1 below summarizes the relevant planning documents associated with the creation of a SAP for Northwest Tempe Neighborhoods. Table 2 lists areas of agreement / disagreement on land use maps between the Northwest Tempe Neighborhoods Strategic Plan and the City of Tempe's draft SAP.

Table 1: Planning Documents Related to NW Tempe Preservation/ Redevelopment Area

Document	Date	Description	Agreement	Disagreement	Notes
Zoning Ordinance 808, regulatory document	1974 Updated May 2002	Existing zoning for Maple-Ash includes CCD, I-2, R-2, R-3, R-3R, R-4, and R1-PAD.	See Table 2 below	See Table 2 below	2.81: Neighborhood Mixed use district regulations
General Plan 2020	Adopted 12/18/97	Projected land use in Maple-Ash included Residential 11-15 d.u./per acre. (This is exclusive to Maple Ash.)	See Table 2 below	See Table 2 below	
Neighborhood Strategic Plan	1997-2001	Riverside/ Sunset Neighborhoods			
Neighborhood Strategic Plan	Nov. 1998	Northwest Tempe Neighborhoods	See Table 2 below	See Table 2 below	Submitted by Venture Catalyst; Community Sciences Corporation/ Counts Planning; Northwest Tempe Neighborhoods CDC
Conclusions of an urban design charrette	Nov. 1996	Riverside/ Sunset Neighborhoods: 26 projects to be included in a Specific Area Plan			Sponsored by: City of Tempe; Rio Salado Architecture Foundation; AIA Rio Salado Arizona; Riverside/ Sunset Neighborhood Associations
Conclusions of an urban design charrette	March 1999	Infill development in historic Tempe Neighborhoods			NewTown Community Development Corporation
Draft SAP	Oct. 2001	Northwest Tempe	Everything except use in Maple-Ash where land use is <= 10 du/ac on west side of Mill-Maple alley	Use in Maple-Ash differs from General Plan 2020 designated land use of 11 to 15 du/ac	Submitted by City of Tempe
Zoning Ordinance 2002, regulatory document	Pending		Everything except use in Maple-Ash where land use is <= 10 du/ac on west side of Mill-Maple alley	Use in Maple-Ash differs from General Plan 2020 designated land use of 11 to 15 du/ac	
Comprehensive Transportation Plan	Pending	Tempe			

Table 2: Agreements and Differences Between Northwest Tempe Neighborhood Strategic Plan and City of Tempe's Draft SAP

A g r e e	A r e a D e s c r i p t i o n		NW Tempe Neighborhood Strategic Plan	City of Tempe's Draft SAP
	South/ North Boundary	East /West Boundary		
A	Broadway to Hudson	Mill to RR Tracks	Institutional/ Educational	Institutional/ Educational
	Hudson to 13 th	Mill to Ash	Institutional/ Educational	Mixed Use/ Emphasis Retail
	Hudson to 13 th	Maple to Ash	<= 8 du/ac	Mixed Use/ Emphasis Residential
	Hudson to 13 th	Ash to RR Tracks	<= 8 du/ac	11 to 15 du/ac
B	13 th to 11 th	Mill to Mill-Maple Alley	Residential/ Office	Mixed Use/ Emphasis Retail
	13 th to 10 th	Alley to Maple	<= 8 du/ac	Mixed Use/ Emphasis Residential
	11 th to University	Mill to Mill-Maple Alley	Mixed Use (Com/ Res)	Mixed Use/ Emphasis Retail
	10 th to 9 th	Mill-Maple Alley to Maple	<= 20 du/ ac	Mixed Use/ Emphasis Residential
C	13 th to 10 th	Maple to Ash	<= 8 du/ac	11 to 15 du/ac
	13 th to 10 th	Ash to RR Tracks	<= 15 du/ac	11 to 15 du/ac
	10 th to 9 th	Maple to RR Tracks	<= 20 du/ ac	11 to 15 du/ac
	10 th to Univsty-10 th Alley	Mill-Maple Alley to RR Tracks	<= 20 du/ ac	Mixed Use/ Emphasis Residential
D	S. of University to Alley	Mill to RR Tracks	Mixed Use (Com/ Res)	Mixed Use/ Emphasis Retail
	13 th to University Alley	RR Tracks to Farmer-Wilson Alley	<= 20 du/ ac	11 to 15 du/ac
	19 th to 13 th	RR Tracks to Roosevelt	<= 8 du/ac	<= 8 du/ac
	Broadway to Alley	RR Tracks to Roosevelt	Mixed Use (Com/ Res)	Retail
	≅ 11 th to 9 th	Wilson to Roosevelt	<= 10 du/ac	<= 8 du/ac

* all mixed use contains residential

Table 2 focuses on areas where there are the bulk of substantive differences between the two plans. Please refer to the maps for a graphical representation of these areas.

Table 3 – TIMELINE—Summary of Selected Chronology of Materials

	Date	Event documented
1999	Nov. 1996	Riverside/ Sunset Neighborhood Strategic Plan
	Aug. 1996	Riverside/ Sunset Neighborhood Strategic Plan
	March 1998	Tempe General Plan 2020 updated, summary & land use map
	Nov. 1998	Northwest Tempe Neighborhoods Strategic Plan
1999	Feb. 25, 1999	Council designates Riverside-West University and Maple-Ash as Preservation, Redevelopment Study Area
	March 6, 1999	Newtown design charrette – "Infill development in historic Tempe"
	Sept. 16, 1999	Council creates Planning Area Advisory Board, PAAB
	Dec. 7, 1999	1 st Public Workshop: Introduction to Specific Area Planning Process (SAP)
2000	Jan. 29, 2000	2 nd Public Workshop – University Drive Pedestrian-Oriented Drive
	Feb. 26, 2000	3 rd Public Workshop - Land Use
	March 7, 2000	Maple-Ash produces and distributes a flyer entitled "Call to Action" requesting residents to "preserve Maple-Ash"
	April 1, 2000	4 th Public Workshop: M. Pyatok discusses exemplary housing developments in urban infill neighborhoods and affordable housing
	April 29, 2000	5 th Public Workshop: Community Building Blocks: Sustainability, Diversity, Schools, Parks, Public Art
	May 20, 2000	6 th Public Workshop: Comprehensive Transportation Plan
	June 10, 2000	7 th Public Workshop: Elements of the Specific Area Plan
	Dec. 15, 2000	Zoning Ordinance No. 808 adopted
2001	March 28, 2001	Email from J. Lucier to City: Why don't we have a SAP yet?
	Sept. 18, 2001	PAAB chair resigns
	Oct. 5, 2001	Durrenberger editorial "Wacky advisory board should disappear"
	Oct. 7, 2001	Letter to editor responding to Durrenberger editorial: "Durrenberger and Republic should back up their undermining and malicious characterizations with more substance than mere rumor mongering & speculation."
	Oct. 8, 2001	Email from PAAB Chair Spittler regarding: what is the City going to do about Durrenberger's editorial comments?
	Oct. 19, 2001	Draft SAP for NW Tempe released to PAAB members and staff for preliminary review.
	Oct. 25, 2001	Email from J. Lucier to City Attorney regarding Durrenberger's "malicious and false accusations" ... "would appreciate your intervention."
	Nov. 2, 2001	Durrenberger editorial "Planning board doesn't get it" about J. Lucier's letter to City Attorney
	Dec. 4, 2001	Memo from B. Richardson to file – feedback on draft SAP – SAP should coincide with neighborhood strategic plan
	Dec. 7, 2001	Email from S. Nielsen to J. Lucier regarding draft SAP. The SAP "attempts to blend redevelopment with a commitment to preserve the historic neighborhood..."
2002	Dec. 17, 2001	Survey results/ Public comments posted to Newtown's web site: "SAP doesn't represent wishes of residents."
	Feb. 14, 2002	Letter to Mayor Giuliano from Bud Morrison – "PAAB is heavily biased against businesses..." It "progressively deteriorated to a select few...using it to convey personal agendas..."
	March 4, 2002	Mayor Giuliano thanks all participants for their efforts and discontinues PAAB (ref.#78)
	April 2, 2002	Memo from B. Richardson to S. Nielsen, D. Fackler regarding neighborhood planning process: "There is a good deal of mistrust and animosity among neighbors of the area, which impacted the staff's ability to accomplish the extensive participation that is needed to produce a well-balanced plan."
	April 18, 2002	Memo from S. Nielsen to Mayor and Council: City is writing/ finalizing the SAP and coordinating this with the Comprehensive Transportation Plan and Pedestrian Overlay District..."
	April 22, 2002	Email from J. Lucier to Len Copple regarding why we are concerned with the preservation of our neighborhood
	May 1, 2002	Outreach strategy for NW Tempe SAP: matrix of stakeholders and type of notification
	May 3, 2002	Email from J. Lucier to S. Nielsen regarding SAP: question about mediation and land use designation for Maple-Ash
	May 6, 2002	Memo: comments from Ed Arbizu who expresses concern about the condition of parcels north of 5 th Street on Farmer

APPENDIX A - DOCUMENTS CHRONOLOGY

11/1/96, Document dated (Document type: planning doc, map, or report. Doc. Ref. #: 164)

Summary: Riverside/sunset neighborhoods, 26 Projects to be included in a SAP

6/9/97, Document dated (Document type: letter or memo. Doc. Ref. #: 1)

Summary: TO Maryanne Corder FROM neighborhood reps requesting New/TowN CDC to develop Neighborhood Strategic Plan.

Content notes: Says Tempe awarded this group \$20,000 to develop neighborhood strategic plan.

8/1/97, Document dated (Document type: planning doc, map, or report. Doc. Ref. #: 167)

Summary: Riverside/ Sunset Neighborhoods Strategic Plan

11/19/97, Document dated (Document type: proposal, rfp, docs related to proposals. Doc. Ref. #: 3)

Summary: NewTown's mission, goals and objectives

Content notes: Mission: harness market forces and leverage the power of grassroots consensus to realize the vision of sustainability of northwest Tempe.
Goals: Build consensus; stimulate and direct re-investment; preserve and enhance local heritage and character; foster livability

3/1/98, Document dated (Document type: planning doc, map, or report. Doc. Ref. #: 7)

Summary: General Plan 2020 summary and map

Content notes: General statement, land use categories, land use principles, neighborhood revitalization area, neighborhood revitalization area land use principals, neighborhood revitalization area incentives

7/24/98, Document dated (Document type: letter or memo. Doc. Ref. #: 4)

Summary: TO Margaret Tchida FROM Dave Fackler RE clarifying the levels of neighborhood planning, outline of process, timing, public input, resources required.

Content notes: Discusses background of General Plan 2020 and neighborhood action plans; the planning process and who's involved; public input, timing; city resources; neighborhood planning and implementation strategy. Also includes excerpts from General Plan 2020 re neighborhood planning.

11/1/98, Document dated (Document type: planning doc, map, or report. Doc. Ref. #: 166)

Summary: NW Tempe Neighborhoods Strategic Plan 1998-2002

2/25/99, Document dated (Document type: planning doc, map, or report. Doc. Ref. #: 8)

Summary: Staff summary report, resolution No. 99.12/ Designation Maple-Ash Redevelopment and Preservation Study Area

Content notes: Requests that council approve designation to create a redevelopment/ preservation study area for the revitalization of the area; designation would mean area is potentially in need of redevelopment and revitalization. Discusses the undertaking of a Community Development Block Grant Redevelopment Project to "plan and carry out a comprehensive slum and blight removal and redevelopment/ preservation program. States that staff and stakeholders will create a redevelopment plan for the Maple-Ash Redevelopment and Preservation Study Area. Says the Maple-Ash area may or may not be the final area for redevelopment. Discusses creation of a PAC to work with staff and council. Estimates time to complete redevelopment plan will require 18 to 24 months. Costs of staff and consultants to prepare plan are estimated at \$61,000 for the study area.

2/25/99, Document dated (Document type: planning doc, map, or report. Doc. Ref. #: 9)

Summary: Resolution no. 99.13/ designation Riverside-West University Redevelopment and Preservation Area

Content notes: Same as 99.12 but for Riverside-West University area

2/25/99, Document dated (Document type: planning doc, map, or report. Doc. Ref. #: 10)

Summary: Resolution no. 99.15, amending boundaries of Rio Salado West Development Area

Content notes: Adds some properties to the existing Rio Salado West Redevelopment area to allow redevelopment in this area

2/25/99, Document dated (Document type: planning doc, map, or report. Doc. Ref. #: 107)

Summary: Map of redevelopment/ Preservation Study Areas -- Adopted by Tempe City Council 2/25/99

3/6/99, Document dated (Document type: planning doc, map, or report. Doc. Ref. #: 163)

Summary: Newtown Design Charrette: Infill development in historic Tempe neighborhoods

9/16/99, Document dated (Document type: letter or memo. Doc. Ref. #: 11)

Summary: Council committee recommends the creation of the Planning Area Advisory Board (PAAB)

Content notes: TO Mayor and Council FROM City Council Community & Economic Development Committee RE planning area advisory board for the Northwest Tempe Neighborhoods. PAAB should be a "representative body that reflects the interests of all of the neighborhoods in the overall planning area"

9/16/99, Document dated (Document type: web materials. Doc. Ref. #: 95)

Summary: Minutes from Council Issue review session -- NW Tempe PAAB

Content notes: ". . . Specific Project Area Committees will be formed later to carryout activities within individual redevelopment/ preservation areas. . .
 "It's staff's view that the role of each neighborhood association is to represent the interests of the citizens in that neighborhood. The role of NewTowN, as a private non-profit corporation, is to carryout projects that are within its scope of authority.
 Discussion: Mayor Giuliano asked . . . "how members of this board would be selected?"
 A: send a letter to chairs of neighborhoods.. Q: how is he sure the information will be conveyed to residents within those neighborhoods?
 "Jim Lemon stated that he is concerned with the allocated city resources to facilitate the north Tempe specific area planning process. . .
 "Under the current schedule, north Tempe will not be allotted resources for this type of endeavor until the year 2002, and by that time it will be too late.

 "Karen Gitlis, 1206 Ash -- I would like to speak in opposition to the PAAB and . . . There are area people who have been involved for many years who are being excluded from participating. NewTowN has taken a seat at the table with the City. . . NewTowN was founded as a coalition of neighborhood activists representing neighborhood interests. . . The relationship between NewTowN and the neighborhoods was never worked out. My concern is that neighborhood SAP is being done by City neighborhood office, in conjunction with the existing neighborhood associations."

10/7/99, Document dated (Document type: letter or memo. Doc. Ref. #: 148)

Summary: Memo from B. Richardson TO NW Tempe File RE meeting on neighborhood relations

Content notes: Business owner irritated and offended about "how these groups were working", needs a representative from commercial property owners along University on group

10/14/99, Document dated (Document type: letter or memo. Doc. Ref. #: 157)

Summary: FROM Bonnie TO Neil Calfee RE Thoughts on public meeting for NWTN

11/19/99, Document dated (Document type: proposal, rfp, docs related to proposals. Doc. Ref. #: 2)

Summary: MANA (NewTownN)'s proposal letter to develop Neighborhood Strategic plan

Content notes: Includes budget breakdown, total cost \$20,000. Shows that Jenny Lucier is NewTownN's Board Chairman. Identifies Margaret Tchida as its Executive Director. Says cost will be \$45,000 and NewTownN will bring more resources to bear on this project.

12/6/99, Document dated (Document type: email. Doc. Ref. #: 13)

Summary: TO Bonnie FROM Margaret Tchida: Bonnie I have concerns about the way SAP will be developed.

Content notes: Sorry we just don't seem to be able to get along. Expresses concerns about how the strategic plan developed by New TownN will be used to develop the Specific Area Plan (SAP).

12/7/99, Document dated (Document type: meeting minutes, agenda. Doc. Ref. #: 12)

Summary: list of neighborhood concerns

Content notes: Traffic study; bus pull-outs (future locations); Evolution of Ash Avenue (cross-cut traffic); etc.

12/7/99, Document dated (Document type: brochure, flyer, publicity materials. Doc. Ref. #: 137)

Summary: PowerPoint presentation at first Public Workshop: An introduction to the Specific Area Planning Process, Gililand Middle School

12/7/99, Document dated (Document type: public comment summaries, docs. Doc. Ref. #: 138)

Summary: Summary of comments from first public workshop, intro to SAP

Content notes: 55 people signed in/ attended

12/8/99, Document dated (Document type: email. Doc. Ref. #: 14)

Summary: TO Bonnie Richardson FROM Margaret Tchida RE Kick-Off Meeting: Good job Bonnie on the meeting.

Content notes: Looks like we do agree after all. "You did a good job with the meeting."

1/24/00, Document dated (Document type: email. Doc. Ref. #: 98)

Summary: FROM Xavier Morales TO B Richardson re broader involvement of residents in developing plans for NW Tempe

1/29/00, Document dated (Document type: public comment summaries, docs. Doc. Ref. #: 140)

Summary: Summary of comments from 1/29/00 meeting

1/29/00, Document dated (Document type: brochure, flyer, publicity materials. Doc. Ref. #: 139)

Summary: PowerPoint presentation for the 2nd public workshop -- University Drive Pedestrian-Oriented development workshop, Gililand Middle School

2/9/00, Document dated (Document type: meeting minutes, agenda. Doc. Ref. #: 16)

Summary: PAAB minutes. Fackler explains intended process for proceeding to SAP, PAC,

Content notes: Dave answers questions about process, agreement is reached regarding initiating the PAC process, discussion of rough draft of the mixed-use zoning, and other process issues.

2/11/00, Document dated (Document type: email. Doc. Ref. #: 17)

Summary: Questions regarding redevelopment area TO Randy Hurlburt, FROM Norman Nipperus and Response from DAVE FACKLER

Content notes: Has Newtown redevelopment area been categorized as "blighted and slum" to receive federal monies? When? History of these actions? Is Newtown still going to be the official advisors for the PAAB? What statute gives eminent domain power to redevelopment area? Fackler responds.

"Representation on PAAB is too narrow--specific neighborhoods, needs commercial component and diversity of neighborhoods."

2/26/00, Document dated (Document type: meeting minutes, agenda. Doc. Ref. #: 18)

Summary: Agenda for public meeting, Northwest Tempe Neighborhoods

3/2/00, Document dated (Document type: letter or memo. Doc. Ref. #: 155)

Summary: FROM B. Richardson TO Maryanne Corder RE Summary of neighborhood planning efforts

3/23/00, Document dated (Document type: letter or memo. Doc. Ref. #: 19)

Summary: Bonnie thanks Mike Pyatok for agreeing to speak at Housing Workshop of 1 April.

Content notes: Key issues: affordable housing, density, traffic, vulnerability of the area. Discussion to move closer to criteria for infill housing and mixed use projects.

4/1/00, Document dated (Document type: public comment summaries, docs. Doc. Ref. #: 142)

Summary: Summary from 4/1/00 meeting

Content notes: 44 people attended this workshop.

4/1/00, Document dated (Document type: brochure, flyer, publicity materials. Doc. Ref. #: 141)

Summary: PowerPoint presentation for 4/1/00 Housing Workshop

Content notes: Community meeting where Pyatok spoke about exemplary housing developments in urban infill neighborhoods. Slides include information about affordable housing.

4/1/00, Document dated (Document type: meeting minutes, agenda. Doc. Ref. #: 22)

Summary: Announcement and agenda for Housing workshop

"Preserve Maple Ash but leave the current multi-family zoning in place, discourage large scale redevelopment of Maple Ash, have mixed use one parcel deep on University and along north border of Maple Ash. Assume appropriate height of any new buildings on University or mill, height step down from Chase building and any new proposed development at Tempe Center for appropriate transition to residential."

4/7/00, Document dated (Document type: meeting minutes, agenda. Doc. Ref. #: 21)

Summary: A Call to Action. Maple Ash NA asks for support to preserve Maple Ash.

Content notes: Notifies neighbors of intentions of city to develop Specific Area Plan. Asks people to write council and mayor to say

4/12/00, Document dated (Document type: meeting minutes, agenda. Doc. Ref. #: 176)

Summary: PAAB meeting minutes

4/16/00, Document dated (Document type: letter or memo. Doc. Ref. #: 23)

Summary: Bonnie briefs Takahashi on Tempe issues to prep her for the 29 April workshop.

Content notes: Workshop includes discussing school issues -- coming of age and aging in place. Cultural diversity, public art, parks, gardens and green spaces were other topics.

4/16/00, Document dated (Document type: letter or memo. Doc. Ref. #: 20)

Summary: Bonnie thanks Julia Takahashi for agreeing to speak at April 28 meeting.

Content notes: Continue dialogue of what makes exemplary projects in cities.

4/17/00, Document dated (Document type: letter or memo. Doc. Ref. #: 24)

Summary: Bonnie writes Harry Mitchell regarding his speaking at an upcoming community workshop

Content notes: Topics for 29 April workshop coming of age, and aging in place.

4/18/00, Document dated (Document type: web materials. Doc. Ref. #: 112)

Summary: Neighborhood walking tour, 2 March 2000 -- Summary of event

Content notes: Scales School Neighborhood newsletter, Spring 2000

4/28/00, Document dated (Document type: survey or survey results, summaries. Doc. Ref. #: 25)

Summary: Tempe High school "Teen Planning" feedback survey

4/29/00, Document dated (Document type: brochure, flyer, publicity materials. Doc. Ref. #: 143)

Summary: PowerPoint presentation for 4/29 workshop -- Community Building Blocks workshops: school, art, parks, + diversity

4/29/00, Document dated (Document type: public comment summaries, docs. Doc. Ref. #: 144)

Summary: Summary from 4/29/00 meeting

Content notes: 42 attended

5/8/00, Document dated (Document type: email. Doc. Ref. #: 26)

Summary: Exchange among M. Corder, Randy Hurlburt and Dave Fackler -- J. Lucier asks city to participate and help fund Charrette

Content notes: Fackler says Charrette will not likely produce "compromise between the two 100% positions."

5/10/00, Document dated (Document type: meeting minutes, agenda. Doc. Ref. #: 175)

Summary: PAAB meeting minutes

5/12/00, Document dated (Document type: meeting minutes, agenda. Doc. Ref. #: 27)

Summary: City Council Neighborhood Enhancement Committee--J. Lucier asks council to participate in her design Charrette

Content notes: Tseffos states that Charrette is not an appropriate process, participants have already made up their minds, will only produce preordained results. Bonnie Richardson says ASU plans will not be ready and should be and others should be invited to participate -- should be as inclusive as possible. Concludes that city should not participate in Charrette as designed.

5/20/00, Document dated (Document type: brochure, flyer, publicity materials. Doc. Ref. #: 145)

Summary: PowerPoint presentation for 5/20 meeting -- Comprehensive Transportation Plan workshop

5/20/00, Document dated (Document type: meeting minutes, agenda. Doc. Ref. #: 28)

Summary: Multi-modal transportation workshop

Content notes: Street design strategies, transportation issues in Northwest Tempe Neighborhood Area, discussion on possible solutions; Pedestrian/ Transit Overlay District Design Guidelines

5/20/00, Document dated (Document type: public comment summaries, docs. Doc. Ref. #: 146)

Summary: Summary from 5/20 workshop

5/30/00, Document dated (Document type: email. Doc. Ref. #: 29)

Summary: J. Lucier invites, Bonnie informs Jenny Lucier city will not participate in design charrette.

Content notes: Reason: charrette invite list lacks breadth of stakeholder participation/ diversity.

5/31/00, Document dated (Document type: letter or memo. Doc. Ref. #: 30)

Summary: From J. Lucier and S. Tseffos -- we will participate if all are invited and ...

6/7/00, Document dated (Document type: email. Doc. Ref. #: 31)

Summary: Communication among Bonnie, Jenny, others re design charrette -- trying to get a date that works for all

6/8/00, Document dated (Document type: email. Doc. Ref. #: 32)

Summary: Tseffos writes Lucier "Not available for charrette."

6/10/00, Document dated (Document type: brochure, flyer, publicity materials. Doc. Ref. #: 147)

Summary: PowerPoint presentation, Elements of a SAP

6/10/00, Document dated (Document type: public comment summaries, docs. Doc. Ref. #: 146)

Summary: Summary from 6/10/00 workshop

Content notes: 33 attended

6/14/00, Document dated (Document type: meeting minutes, agenda. Doc. Ref. #: 172)

Summary: PAAB meeting minutes

7/12/00, Document dated (Document type: meeting minutes, agenda. Doc. Ref. #: 171)

Summary: PAAB meeting minutes

7/20/00, Document dated (Document type: meeting minutes, agenda. Doc. Ref. #: 33)

Summary: Staff report on process. Recommends that PACs for the redevelopment areas would be created to write the SAPs then disband and then PAAB would oversee implementation.

Content notes: States SAP is being written "has been working with stakeholders to create SAPs", "the majority of the process is complete," estimates that SAP will be ready in the fall -- "draft SAP will be available for review this fall." "Development of these two redevelopment/preservation areas will be based on the SAP and should begin once the plan is adopted."
PACs will help staff develop detailed plans for the areas. Staff recommends PACs be formed before SAP is complete and participate in public review process. Discusses process of setting up PACs. Says PAAB was formed as the representative planning body for input in the SAP process and that a conflict could arise over which group has authority or credibility to provide input on a given issue within the SAP. Staff recommends PACs create redevelopment/ preservation plans, then dissolve. Implementation would go to PAAB. Then some PAC members would join PAAB.
Staff requests authorization to begin the PAC formation process, self-nomination with council approval.
"Hopefully by the Fall we will begin the 18 to 24-month process that it typically takes to put together a redevelopment plan for these two areas."
Council approved the item as presented, expanded the membership definition of resident to include renters who have lived in the project area for at least two years.

8/4/00, Document dated (Document type: planning doc, map, or report. Doc. Ref. #: 170)

Summary: Information packet from Grace Kelly, Tempe Planner II on #SPD-2000.46

8/9/00, Document dated (Document type: meeting minutes, agenda. Doc. Ref. #: 108)

Summary: PAAB meeting minutes

8/17/00, Document dated (Document type: letter or memo. Doc. Ref. #: 150)

Summary: FROM B. Richardson TO Ruth Yabes RE Land trust

8/25/00, Document dated (Document type: email. Doc. Ref. #: 34)

Summary: FROM J. Lucier TO many within city--council, staff, others re failed attempt

Content notes: We tried to put together a process that would include all the stakeholders. Process met with resistance from property owners and the City's Neighborhood Planning function. "We came to the conclusion that, given the nature of the resistance we encountered, it was unreasonable for us to expect an open, balanced, productive process that would produce real results."

8/30/00, Document dated (Document type: meeting minutes, agenda. Doc. Ref. #: 169)

Summary: PAAB meeting minutes

Content notes: Board member: Kirby's point is that Tempe Center is a place we go to. It's a place we use. And as we've seen the redevelopment of Mill Ave., that's turned from a lot of spaces we used to go to for basic goods and services to an area that a lot of us don't go down to any more. I think our concern is once rents are raised, we will see the same type of development, the same types of redevelopment, the same kinds of establishments that are down on Mill. So it might serve the student population but it will not serve the long-term neighborhoods that are here, it will not be inviting, it will not be affordable, it won't give the array, given the limited businesses that are in there now. Still everyone has gone there. The importance is how to maintain that. All the redevelopment projects we review, we sit and say that we will probably not use. So we are seeing a loss and that is our fear.

8/30/00, Document dated (Document type: letter or memo. Doc. Ref. #: 35)

Summary: FROM Michael Smith (William Jackson Ewing) to Bonnie Richardson RE very nice to meet you and good job on community business outreach efforts.

Content notes: "I see a lot of good in bringing the private sector in to educate the public on what is really going on and how things could be."

"Any large scale development on this side of the street will result in the destruction of almost one half of the Maple Ash neighborhood. Are we willing to allow an historic neighborhood to face that kind of destruction?"

9/11/00, Document dated (Document type: email. Doc. Ref. #: 97)

Summary: FROM Tom Hinchion
TO group CC B.
Richardson

Content notes: "... Any continuation of the entertainment district beyond University Drive will generate pressure to develop the western side of Mill Ave.

9/20/00, Document dated (Document type: meeting minutes, agenda. Doc. Ref. #: 174)

Summary: PAAB meeting minutes

10/11/00, Document dated (Document type: meeting minutes, agenda. Doc. Ref. #: 173)

Summary: PAAB meeting minutes

10/27/00, Document dated (Document type: letter or memo. Doc. Ref. #: 36)

Summary: FROM Michael Ewing TO Bonnie Richardson RE thank you for your hospitality.

Content notes: "Honored to be a part of your speaker series."
"We were very impressed by the dedication and forward thinking of yours and the City's staff. It is refreshing to see such an integration of citizen, public, and private sector interests."

12/7/00, Document dated (Document type: web materials. Doc. Ref. #: 15)

Summary: Summary of public workshops for Northwest Tempe Neighborhood Planning Area.

Content notes: Says that staff is working on a draft Specific Area Plan to incorporate the public input from workshops.

12/8/00, Document dated (Document type: email. Doc. Ref. #: 100)

Summary: FROM John Greco TO Fackler RE West side PAAB

Content notes: "Given the current elected nature of PAABs, I appreciate your sensitivity in exploring ways to ensure that all PAAB's are as representative as possible.

12/15/00, Document dated (Document type: planning doc, map, or report. Doc. Ref. #: 165)

Summary: Zoning Ordinance No. 808

1/1/01, Document dated (Document type: proposal, rp, docs related to proposals. Doc. Ref. #: 128)

Summary: Venture Catalyst Inc., Tempe Community Development Dialogue: Could non-profit organizations better support community development activities in Tempe? Dated 2001 M. Tchida to conduct interviews and focus group with community members

1/3/01, Document dated (Document type: planning doc, map, or report. Doc. Ref. #: 75)

Summary: Northwest Tempe Businesses, Goods & Services -- list of businesses, matrix

Content notes: Approx. 7 pages.

1/11/01, Document dated (Document type: letter or memo. Doc. Ref. #: 76)

Summary: FROM Richardson TO Neilson re Regulation & Policy Documents

Content notes: Questions posed in this memo include: Should the SAP be a policy document or a regulatory document? If fashioned as a regulatory document, is it applied as an overlay district and adopted as ordinance?
Is a change in projected land use a potential 'takings' issue?
Should the SAP be allowed to alter the projected land use? Or should that map be developed as a result of redevelopment plans, involving property owners in close proximity to the parcel?
Is the development of the NWSAP still our priority? Should it be?
Does a redevelopment plan supersede a specific area plan? Should we consider initiating the two redevelopment/ preservation areas in northwest Tempe prior to completing the SAP?
We indicated that we would suspend the PAAB and NWSAP in order to step back and look at the big picture.
We need a legal interpretation of the SAP (policy vs. regulation) and clarification of it's scope."

1/12/01, Document dated (Document type: newspaper article, letter to editor. Doc. Ref. #: 74)

Summary: Response to Durrenberger editorial -- I agree with Durrenberger; keep it up!

Content notes: Rex Harelson: "In 1986 I bought my grandfather's house on south Maple Avenue in Tempe from my father. And so began my third Arizona generation life with the woman next door. Man, the stories I could tell. I sold that house about a year and a half ago and moved a little south, and life for me got a whole lot better. I agree with Dan Durrenberger, and urge him to keep it up."

1/19/01, Document dated (Document type: web materials. Doc. Ref. #: 101)

Summary: Republic on line article "Hispanics gaining clout on boards"

Content notes: "Joe Ruiz, a real-estate broker and lifelong Tempe resident, was appointed to the PAAB. .
"Ed Arbizu is a longtime northwest Tempe resident who says Hispanics are underrepresented on advisory boards."

1/19/01, Document dated (Document type: newspaper article, letter to editor. Doc. Ref. #: 73)

Summary: 'Kook' has an opinion -- response to Durrenberger editorial

Content notes: Elizabeth Simpson: "I'll admit, I don't like the proposed redevelopment plan for the simple reason that a number of years ago, I attended a number of planning and development meetings because I naively thought that the planners and developers actually wanted neighborhood and community input. . . A map overlaid my home with 'Parking.' When I attempted to voice my concern, I was given a terse response along the lines of 'Thank you for your input, now go away. I bought my home here because I liked the quiet neighborhood feeling of the area, large trees,

"The city and its developers don't respect the private property rights of people who live here. . . City staffers certainly can (and do) ignore legitimate points of view and look the other way. "

sidewalks, front porches and a feeling of community and neighborliness that newer planned residential areas lack.

For the last 10 years, I have walked to my job at ASU, and up until a year ago, walked to a convenient neighborhood grocery store that was two blocks away. The development and proposed redevelopment of this area has seriously compromised the quality of life here. And if speaking out about it makes us kooks, then so be it."

1/19/01, Document dated (Document type: newspaper article, letter to editor. Doc. Ref. #: 43)

Summary: Article on Sky Harbor noise -- "planes are so low, we are getting bombarded."

1/30/01, Document dated (Document type: letter or memo. Doc. Ref. #: 154)

Summary: Memo FROM B. Richardson TO Dave Fackler, S. Nielsen RE Neighborhood planning update -- summary of on-going projects

Content notes: "Neighborhood Planning Manager position was created to address aging neighborhoods." NW Tempe SAP, document rewrite, PAAB, Planning Area Committees, NW Tempe Development, North Tempe Neighborhoods, Comprehensive Transportation Plan, Scottsdale/ Tempe Transit Corridor study, Light Rail, Housing, Community Land Trust of Tempe, Neighborhood 'BlockTalk' Program, Growing Smarter, Graphics, state of the art web page for neighborhoods, urban planning, and related organizations

2/14/01, Document dated (Document type: letter or memo. Doc. Ref. #: 103)

Summary: Memo FROM Fackler TO Mayor and Council RE PAAB members may have conflict if they serve on other boards.

2/23/01, Document dated (Document type: survey or survey results, summaries. Doc. Ref. #: 44)

Summary: Summary of University Design Dialogue

Content notes: Slow speeds; improve pedestrian safety and access; create a "Main Street" character in the downtown area; provide pedestrian and bicycle improvements at intersections and --" Building Setbacks
Buildings should be closer to the street/ oriented to the sidewalk and pedestrian
Ordinances require buildings to be set back on University
Others, see doc 44

2/26/01, Document dated (Document type: email. Doc. Ref. #: 45)

Summary: FROM J. Lucier TO Bonnie R. RE Maple Ash Study -- What about an economic analysis of Maple Ash neighborhood. Bonnie -- Don't have, never did such a study.

3/17/01, Document dated (Document type: email. Doc. Ref. #: 96)

Summary: Exchange between Tchida and Fackler -- NewTown's role

Content notes: Tchida: "Well, it appears that I may have a bit of misplaced anger about the lack of City support to NewTown and the support given to form the CLT as an alternative. . . "I don't know why I've so fiercely advocated on behalf of NewTown and its board members (past and present). . . (not growing the board, not following through on the full organizational mission, not raising operations funding, misuse of funds, not performing well on contracts, etc.) I guess I felt too much personal ownership of the mission . . . The board's feet-dragging on becoming a more trusted and effective partner to the City has apparently continued, likely undermining or draining efforts on the part of your staff as well."

3/27/01, Document dated (Document type: email. Doc. Ref. #: 37)

Summary: FROM Paul Mason Fotsch TO Bonnie R. RE sorry there are no grocery stores in Downtown Tempe

Content notes: I don't drive a car. Tempe's downtown seems to be for visitors, ironic since they have to drive to enjoy a pedestrian friendly environment.

3/28/01, Document dated (Document type: email. Doc. Ref. #: 46)

Summary: FROM J. Lucier TO tempebk (email name) RE we still don't have a SAP and this is "unacceptable." I want this on our agenda

Content notes: "I will speak with our new City Manager and our elected officials."

3/30/01, Document dated (Document type: email. Doc. Ref. #: 99)

Summary: Announcement of PAAB Workgroup session

Content notes: Agenda: SAP, Neighborhood strategic plan, Neighborhood planning + Urban design processes, PAAB role + recognition, public awareness of planning areas + locales, staff + budget concerns

4/3/01, Document dated (Document type: letter or memo. Doc. Ref. #: 153)

Summary: Memo FROM B. Richardson TO Mayor and Council RE NW PAAB

Content notes: PAAB concerns about the development of the SAP and list of public involvement strategies and activities initiated

4/24/01, Document dated (Document type: planning doc, map, or report. Doc. Ref. #: 82)

Summary: Table of contents of Northwest Tempe Design Guidelines, 2 pages

5/3/01, Document dated (Document type: survey or survey results summaries. Doc. Ref. #: 47)

Summary: Public comments on infill and related concerns, zoning, PAAB, etc.

Content notes: What infill development concerns do you see Tempe having?
"I am concerned about height being out of proportion with the rest of the neighborhood .. Maintaining our open space and parks is critical, housing affordability is also important. Are the any issues with regard to Tempe's parking requirements
"Parking should be built underground or stacked.. not big open lots that attract heat and are unsightly. .. Encourage use of light rail, bikes, and walking to get to downtown."
What is your view on project application procedures and processes?
"Residents don't realize what is happening until it is too late. .. Hearings should be early in the process and everyone within a certain number of miles/ blocks from the development should get invitations. .. Drawings, dioramas, etc. should be used so that the neighbors REALLY understand what is happening. When you start talking 'variances' and the like, we're lost! There should definitely be opportunities for appeals."
Projects done right?
"Gordon Biersh and Z Tejas, both were in the style of Old Tempe, just the right height to fit in, attractive buildings."
Any items in the Zoning Ordinance you would like to see addressed?
"I, and many others, would like to see this completed for NW Tempe. Until we have a plan, zoning and development will continue to be contentious issues."

"All zoning and planning should follow the specific area plan. "

What infill development concerns do you foresee Tempe having?
"If densities are to increase, our ordinance needs to be that tool which assures higher densities will impact us positively, not negatively. .. Developers should be expected to be rewarded for creating projects that are consistent with the community's goals and denied if the project is not consistent with the community's goals. Present processes, codes and standards are not aligned with this concept."

Concerns regarding compatibility?

"Place compatible together (residential near appropriate commercial, and commercial near industrial, for example) and link them with non-automotive links. We should think in terms of how different uses can serve each other. Higher density residential can serve lower density residential by providing buffers ... Higher density residential can ... Bring transit and basic goods and services to a neighborhood. ... Concerns are that proper protections and incentives are in place to assure the desired results."

Parking issues?

"... Limited amount of space in Tempe. Parking wastes this precious resource as it generates little or no revenue and does not provide goods or services. ... Not consistent with the community's mass transit goals... Urban heat island effect and surface water pollution. The ordinance should set maximum quantities for parking and establish a 'per parking space' tax on businesses that provide parking"

Project application procedures?

"Tight time frames and noticing system that is fraught with errors. Variances. ... Tool for neighborhoods ... Review process should be restructure to include review of contextual issues such as compatibility of adjacent use and scale."

Projects done right?

"Downtown Tempe, 10 years ago."

Items in Zoning Ordinance to be addressed?

"... Sustainable Design (as in Seattle) to achieve goals stated in the General Plan 2020 and the neighborhood strategic area plans."

Additional comments?

"The new ordinance needs to support the values and goals of the Neighborhood Strategic Area plans. Tempe needs to show a serious commitment to the Community's trust in this process.. "

"Projects appropriate to context. Neighborhood and staff review processes need to be improved (communication, documentation, and procedures are weak.)"

Infill?

"... **Rental apartments will become similar to the ... 'sin city' just east of ASU.**"

Compatibility of uses?

"... too many cars to be compatible with residential use. And industrial use may be too noisy or polluting. However, **grocery stores and drug stores should be within walking distances of residences.**"

Parking?

"Need better follow-up on projects. ..."

Projects done right?

"Maple Ash neighborhood was done right... Flood irrigation, resulting in big trees, and the distinctive architecture that I think were done right."

Zoning Ordinance issues?

"Finish the SAP. ... Strategic Plan which was supposed to lead to a SAP."

Additional Comments?

"Pay more attention to the Northwest PAAB. It should be more than just a figurehead."

"It is time for the city to unveil the promised SAP."

Additional comments?

"... Neighborhood frustration with development comes from broken promises and failure to see the promised product materialize in the neighborhood. Too often the developer goes to the City and submits 'necessary' revisions during the implementation phase. These are routinely granted after review by staff without additional discussion with the neighbors who agree to the plan as a condition for its approval in the first place. Finish construction materials change, etc. ..."

"My concern is: how can we include a piece in the process that will allow ongoing monitoring during the construction process itself?..."

The PAAB still does not have its own house in order, yet it continues to sit in review of projects brought to the table as its major, and generally only, responsibility. Process issues generally, and the SAP more specifically, continue to get short shrift."

"SAP is a crucial planning piece... The City Council will have adopted it. It will have the weight of the Council and the General Plan behind it. It will be a process blueprint for planning in other Tempe regions... A model for an inclusive community planning process, one in which the community is an active participant.

".. Why hasn't the City stepped back to reorder and clarify its priorities regarding resources allotted to our neighborhoods? ... Staff need to be more receptive, available and accommodating to board members. The citizens on this board should not be serving on a board that is not adequately staffed (minutes not transcribed for months, senior staff not in attendance at meetings, etc.)... The City of Tempe owes more respect to its citizen volunteer in this arena. ..

5/6/01, Document dated (Document type: email. Doc. Ref #: 42)

Summary: FROM Joe Gibbs, response to questionnaire on NewTown website -- shares concerns re city using Northwest Neighborhood Strategic Plan for SAP

Content notes: What infill development concerns do you see Tempe having in the future?
"The shift toward higher densities and the process by which the City responds to this shift will be the biggest challenge.
"In-fill projects should be compatible with the goals and aspirations of neighborhoods.
"The City needs to acknowledge the hours... to produce a Strategic Plan and the community compromise" that went into this. "This document is the best definition of community standards, especially in the Northwest Tempe neighborhoods, an area receiving the most redevelopment pressures. The status of this Strategic Area Plan and how it would be codified into a specific area plan should be the basis for zoning ordinance changes affecting infill in these neighborhoods. Otherwise, the zoning ordinance revisions and strategic/ specific area planning processes are incompatible and the City did not clearly communicate how all the processes fit together. Infill issues should be defined by community standards set out in the strategic/ specific area plans.
 What types of concerns are there for compatibility of uses?
"Many commercial uses would fit a residential neighborhood if it doesn't draw a lot of traffic, noise, and trash, and the building looked like a single family home... The zoning ordinance should define the locations and public processes used to define approval of projects through the issuance of a public use permit... Let's have more brick, balconies, awnings and glass.
"These to me are more important than height or density in the downtown neighborhoods area. As older homes are gobbled up for the new, let's keep a portion of the unique older homes for reuse and be sensitive to existing residential areas through warmth of design with using many features/ materials you would find in residential uses, brick, tile roofs, wood and window treatments.

Project application procedures and processes?
"Before the City sets out on new ambitious public involvement goals, the city needs to build trust with the community by following through on its existing commitments. General Plan 2020 contains provisions and encourages the insertion of Strategic Area Plan and Specific Area Plans. The community in good faith effort followed such opportunities and invested significant efforts so the Northwest Tempe Neighborhoods Strategic Area Plan would be used to build the Specific Area Plan. WHERE IS THE SPECIFIC AREA PLAN? And if the General Plan 2020 is revised per Growing Smarter and the Zoning Ordinance without the Specific Area Plans incorporated, the City will have broke its commitment. First things first.

6/1/01, Document dated (Document type: planning doc, msp, or report. Doc. Ref #: 132)

Summary: Report from Tchida, summary of neighborhood successes in NW Tempe

6/7/01, Document dated (Document type: email. Doc. Ref. #: 38)

Summary: FROM Karyn Gittis TO PAAB (?) RE concerns re zoning ordinance

Content notes: "My biggest concerns are... much of neighborhood frustration with development comes from broken promises and failure to see the promised product materialize in the neighborhood. Too often the developer... submits 'necessary' revisions during the implementation phase... granted after review by staff without additional discussion with the neighbors who agreed to the plan as a condition for its approval in the first place... The City inspection process as implemented does not cover the more delicate 'social context' agreements reached with neighbors. Once built, the neighbors lose some of what they thought they were getting and the developer pockets what would have been cost overruns... How can we include a piece in the process that will allow ongoing monitoring during the construction process itself?

2. We continue to march ahead without... the use of the visioning and planning work that has been accomplished to date... **Our strategic plan is not yet near being shaped into a Specific Area Plan (SAP).**... Process issues generally, and the SAP more specifically, continue to get short shrift... **Strategic Area Plan's... importance, relative to the importance of the strategic plan, is that the City Council will have adopted it. It will have the weight of the Council and General Plan behind it.** My concern is: why hasn't the City stepped back to reorder and clarify its priorities regarding resources allotted to our neighborhoods?... Staff efforts can be better applied elsewhere, perhaps in working on the SAP itself. If this board continues to hobble along, minimally its poor leadership needs to change. In addition, staff needs to be more receptive, available and accommodating to board members. The citizens on this board should not be serving on a board that is not adequately staffed (minutes not transcribed for months, senior staff not in attendance at meetings, etc.) Members of any board would have a difficult time doing their jobs under these conditions."

6/12/01, Document dated (Document type: newspaper article, letter to editor. Doc. Ref. #: 49)

Summary: Response to Durrenberger article from Rich Banks -- forgot to mention that PAAB has differences of opinion about substantive issues

Content notes: "Difference of opinion among PAAB members is related to scale and intensity of the development that will be allowed to be constructed along the University Corridor (Mill Ave. to Priest Drive). You forgot to mention that fact in your writing."

6/13/01, Document dated (Document type: meeting minutes, agenda. Doc. Ref. #: 123)

Summary: PAAB gets presentation from City Attorney on open meeting law, board conduct and protocol

6/30/01, Document dated (Document type: newspaper article, letter to editor. Doc. Ref. #: 48)

Summary: Durrenberger article about PAAB should obey open meeting law.

8/8/01, Document dated (Document type: meeting minutes, agenda. Doc. Ref. #: 122)

Summary: NW Tempe PAAB--Open meeting law discussion

8/28/01, Document dated (Document type: planning doc. map, or report. Doc. Ref. #: 134)

Summary: Venture Catalyst report to council subcommittee regarding need for neighborhood grassroots initiative / services and suggested approach

9/4/01, Document dated (Document type: email. Doc. Ref. #: 131)

Summary: FROM Tchida TO Allen Carlson RE CDC dialogue -- proposal from Venture Catalyst Inc.

9/11/01, Document dated (Document type: email. Doc. Ref. #: 129)

Summary: FROM Tchida TO Fackler et. al. re matching funds -- where can we get funds to do this community development dialogue work?

9/16/01, Document dated (Document type: email. Doc. Ref. #: 125)

Summary: FROM Tchida TO Cheryl Carlyle RE want to serve on PAAB

9/18/01, Document dated (Document type: letter or memo. Doc. Ref. #: 56)

Summary: Resignation From Roy Hoyt as chairmanship of PAAB

Content notes: "The body is being diverted from its originally stated purposes and has become increasingly dysfunctional, with some members continually 'politicizing' Board actions for the sake of personal agendas and working privately to attack and discredit staff and other members of the Board.
"The hostile manner in which applicants have been treated by open statements and by reactions to and during presentations has become an increasing embarrassment to the Board and its membership.
"Given the lack of a system for accountability for behavior of individual members of the Board and the increasing activism as a stated objective of a few on and about the Board, it is my decision to remove myself from the board and the direction it is currently taking."

9/18/01, Document dated (Document type: email. Doc. Ref. #: 57)

Summary: Resignation email FROM Cheryl Carlyle TO Bonnie Richardson, Eric, Margaret Tchida . Subsequent exchange between Steve Nielson and Bonnie Richardson

Content notes: Carlyle: It has been educational and a pleasure to serve. I have other commitments to attend to.
Richardson: Steve, Carlyle was making an honest effort to serve and was basically pressured off by others. Many others are thinking of resigning, but afraid if they do a small groups will steer the ship. "Maybe we disband this group and announce an opportunity for interested persons to self nominate.. ."

9/19/01, Document dated (Document type: email. Doc. Ref. #: 58)

Summary: PAAB resignation FROM Lisa Sette TO Bonnie Richardson

Content notes: "I feel my apolitical stance is no longer an asset to the board. .. I feel that we accomplished some very good things, but also feel the current direction of some of the members is not in keeping with my style of being involved."

9/21/01, Document dated (Document type: web materials. Doc. Ref. #: 53)

Summary: "Powerful Neighborhood Groups Can Thwart Building Permit Process"

Content notes: Tells the story of a couple who bought a small house in San Francisco and wanted to renovate it, but a newly created neighborhood planning group put endless roadblocks in their path until finally after years of trying, they lost the home, their business, and gave up, moved out of SF and in with friends on a boat.

9/23/01, Document dated (Document type: email. Doc. Ref. #: 59)

Summary: FROM Tchida TO Richardson RE does PAAB have guidelines or bylaws? I would like to run for the PAAB

Content notes: Richardson responds "each neighborhood association established their own method for selecting their representatives . . . To date, no guidelines have been formally accepted by a majority of the members. The City does not establish protocol for neighborhood associations. . ."

9/24/01, Document dated (Document type: letter or memo. Doc. Ref. #: 60)

Summary: FROM Richardson TO Neilson re PAAB -- resignations, frustration with process, attitudes of some, concern about future of board, possible options for what to do

Content notes: "Tchida trying to get onto the board to 'heal' it. .. It's known she is actively pursuing a contract with the City; with the PAAB disassembled there will be no resistance. "Options: 1) Redevelop PAAB during SAP public meetings in November. .. Select members. .. Prepare formal procedures based on existing citizen boards. [This] will reinforce the board's duty to review proposed development & make recommendations to support or not support based on conformance with the strategic/ specific area plan. Applicants will not be required to 'present' to the board. Project will be available to board and staff will answer questions. 2) Redistrict: develop rational way of determining representation of interest groups. 3) Best case: citizens who resigned PAAB propose reorganization. .. 4) Staff postpones future meetings until procedures are identified .. 5) Decision are made by planning staff followed by participation of businesses, schools and residents at public meetings open to everyone in the planning area. No board 'filters' the preferences of a large group. Have staff liaison report significant developments to those neighborhood associations/ businesses closest in location. Supplement with quarterly newsletter and annual meeting. 6) disband PAAB and request self-nomination for the PACs already established. These are the areas that are really in contention anyway. Have PACs run jointly by a redevelopment principal planner in charge (Neil), and a neighborhood planning senior planner. Lends continuity between redevelopment activities and other planning needs in the area. This assures the public that we are not shutting down a viable citizen board.

9/25/01, Document dated (Document type: email. Doc. Ref. #: 39)

Summary: FROM Margaret Tchida TO Bonnie R RE by-laws for PAAB -- I'd like to be elected to PAAB

Content notes: Margaret asks about by-laws of PAAB because she'd like to be on the board. Bonnie responds that "each group has an opportunity to establish selection criteria that works for their neighborhood... The City does not establish protocol for neighborhood associations."

10/5/01, Document dated (Document type: newspaper article, letter to editor. Doc. Ref. #: 54)

Summary: Durrenberger editorial "Wacky advisory board should disappear"

Content notes: "3 PAAB's members resigned. ... Several are said to be preparing to abandon their sinking ship. ..
 "Tempe's failing PAAB was a well-intentioned effort to involve citizens in land-use and planning decisions affecting their lives and those of their neighbors. In theory, they would offer sage advice and make thoughtful recommendations. Their wisdom was to be shed on city staff and the members of Tempe's Planning and Zoning Commission, its Board of Adjustment, its Design-Review Board, and its City Council.
 "As it turned out, the idea was flawed, and the PAAB mutated. A small cadre of members, people prone to behind-the-scenes lobbying and content to conceal their deliberations from public scrutiny, began to undermine the work of their peers and that of city staff. ... Tom Hinchion, Jenny Lucier and Kirby Spitler opposed PAAB adoption of the Open Meetings Law. .. Colleagues thought otherwise ... And 6 to 3 the PAAB chose to obey the provisions of the Open Meetings Law.
 "Tempe's PAAB is a joke, a fraud on the community it's supposed to serve.
 "The hard work of the vast majority of its members has been hijacked by a small minority, by people who put their self-interests above the public's best interests. People who put their personal agendas above the property rights of other people. ...
 "The PAAB is no longer consequential. Its recommendations are hollow. It has no influence. No one cares what its members think, even the normal ones. ... A majority of the elected officials who approved its creation can't seem to distance themselves fast enough. And, the planning professionals (folks like Bonnie Richardson, Eric Hansen and Ryan Levesque) who were assigned to staff the PAAB and frequently embarrassed by the rude conduct of some of its members.

"The PAAB was supposed to be a model, a prototype for similar citizen advisory groups elsewhere in Tempe. ... The continuing misbehavior of select members of the current PAAB pretty much ensures that more responsible people living in other parts of Tempe will never have an opportunity to serve on a Planning Area Advisory Board of their own. "... Terminate the existing PAAB. ... It's time someone rid Tempe of this most woeful of bad ideas. ... A colossal embarrassment to those who once embraced it and the elected officials who mistakenly voted to create it, Tempe's PAAB should be dissolved ASAP."

10/7/01, Document dated (Document type: letter or memo. Doc. Ref. #: 61)

Summary: FROM Laura Godwin TO Letters to the Editor RE Durrenberger editorial (not published)

Content notes: "I must respond to Dan Durrenberger's ... Alleging Board misconduct. ... I believe that it is the responsibility of both Mr. Durrenberger and The Republic to back up their undermining and malicious characterizations of this body with more substance than mere rumor mongering and wild speculation. ...
The board represents the neighbors. It holds elections periodically. Meetings are conducted under open meeting law even though the City attorney said we didn't have to. "Mr. Durrenberger has used his column to make personal attacks against individual members to sway public opinion against the Board as a whole."
We have not violated open meeting law. Mr. Durrenberger has not attended a PAAB meeting. He has questioned the validity of our decision-making process and our existence. He is an irresponsible journalist and citizen.
"PAAB conducts itself professionally and with decorum. We are trying to give input to the City on planning and development projects in our area. ... This is a checks and balances system to the development review process. Funding and staffing allocated for the Specific Area Plan had been diverted to develop the Cardinal's stadium proposal. Subsequently, the process of drafting and adopting the SAP has been stalled for well over a year. It was alarming to me that the City of Tempe would put so much effort, time, and money into pursuing projects such as the football stadium without completing the planning documents that would safeguard the interests of residents and property owners against the potential adverse effects of future developments. Mr. Durrenberger doesn't seem to care about this.. .
"The democratic, participatory process observed in our meetings may be a little unwieldy, but we get things done and we follow proper procedures. ... Shame on the Republic for continuing to give him both space and a paycheck to dispense this brand of vitriol from a bully pulpit. ..."

10/8/01, Document dated (Document type: email. Doc. Ref. #: 62)

Summary: From Spitler TO City attorney re -- what recourse does the City have against Dan Durrenberger for what he has said in his columns? And response -- nothing really.

Content notes: With each article, we have witnessed more attacks on our city's volunteer board members; through time, these attacks have had less and less basis in fact. ... One must conclude that Mr. Durrenberger has no interest in representing truth and the only effective to end his libelous damage will be through legal means. ... He continues to fabricate and publicize, in the press, untruths about real people, and this harms all of us.
Response: ... I do not think legal action is appropriate. Opinions often appear in the news media that casts public officials in a bad light. However, the law requires proof of malice or an "evil heart" when comments are made about public officials. Factual untruths or wrongful opinions are not actionable absent the forgoing proof, and must be handled by other media replies or other methods but not by legal action.
Spitler: "... I would ... Suggest that Mr. Durrenberger ... Acted with malice and this is evidenced by his repeated attacks (in three separate articles) that have had no basis in fact. I am fearful that this will not stop with the latest article. We all know that we cannot win a battle with the press; I think that a media reply will only add fuel to his fire. ..."

10/19/01, Document dated (Document type: planning doc, map, or report. Doc. Ref. #: 62)

Summary: Draft Specific Area Plan (SAP) for Northwest Tempe

Content notes: Maps with existing land use, General Plan 2020 projected land use, proposed land use. Map of existing land use vs. projected use -- Existing has Maple-Ash, esp. along Mill Ave. checkerboard of Retail, office/ Service, < or = 8 du/ac, 9-15 du/ac, and > 15 du/ac. Proposed has on West of Mill Ave. with mixed use (combination of emphasis retail on Mill side and emphasis residential on west side a alley. Other properties in Maple-Ash are designated 11-15 du/ac.

10/19/01, Document dated (Document type: email. Doc. Ref. #: 130)

Summary: FROM Tchida TO T. Klont RE CLTT -- I obtained full funding from HUD for the study

10/24/01, Document dated (Document type: planning doc, map, or report. Doc. Ref. #: 136)

Summary: Summary from Board meeting, Community Land Trust of Tempe

10/24/01, Document dated (Document type: brochure, flyer, publicity materials. Doc. Ref. #: 135)

Summary: PowerPoint presentation to Community Land Trust RE Tempe Community Development Dialogue

10/24/01, Document dated (Document type: email. Doc. Ref. #: 40)

Summary: Cheryl Carlyle emails Bonnie to ask that PAAB minutes be revised to change Tchida 'confronted' to 'discussed the idea of'; Bonnie agrees.

Content notes:

10/25/01, Document dated (Document type: email. Doc. Ref. #: 41)

Summary: FROM J. Lucier TO City Attorney re Durrenberger's columns -- wants city attorney to pursue Durrenberger legally for 'false comments' about her

Content notes: D. Durrenberger "has made malicious and false accusations about PAAB members in general and about me specifically... I would appreciate your intervention in this matter. He has "repeatedly misrepresented the truth and intentionally distorted facts for reasons that are clear to several PAAB members and many in our neighborhood. His characterizations of people and events are grossly in error. "Mr. Durrenberger accused me of breaking a law: the open meeting law. ... I never violated the law as he claims, the law does not even apply to the PAAB or its members." "It seems his remarks are tortuous and actionable. Do you agree? If so, how does your office propose to respond in order to protect Tempe's members of a citizen advisory board?

10/27/01, Document dated (Document type: email. Doc. Ref. #: 64)

Summary: From Durrenberger TO Brad Woodford re "goofy note Jenny Lucier sent to your office on 10/25/01."

Content notes: "She's free to write to The Arizona Republic and express [her opinion].
"I stand by my position (s) regarding Tempe's PAAB -- and will continue to do so in the next column ...
"The members of a publicly appointed citizen body sponsored, supported and staffed by the City of Tempe have no right to use City resources to interfere with other people's private property rights ... Period. ... They have no right to abuse City staff. And they have no right to abuse applicants. ...
I'm not going to change my mind on this matter. And, the subtle nuances of the law in this regard don't interest me.

"Tempe's well-intentioned PAAB is a fraud. The appointment process is a joke. The conduct of several of its members is and remains unethical and immoral.
"It's a wonder that it and the City haven't been sued. .. If the City of Tempe refuses to step in and stop practices and conduct that it knows to be abusive it, by inference, condones them."

10/30/01, Document dated (Document type: email. Doc. Ref. #: 127)

Summary: FROM Tchida TO Dave Fackler RE Tchida conducting interviews on a project and there being some complaints from citizens about her involvement

11/2/01, Document dated (Document type: newspaper article, letter to editor. Doc. Ref. #: 63)

Summary: Durrenberger editorial "Planning board doesn't get it" about Lucier's letter to city attorney asking him to intervene and muzzle Durrenberger

Content notes: Reprints Lucier email to City Attorney and response. "The zealous among them fail to appreciate that their membership on a public board means their activities in that regard are subject to public scrutiny. That can include misbehavior toward applicants and city staff as well as odd recommendations, poor decisions and bad judgment (the kind that leads PAABers to write dumb letters).
"The PAAB isn't a private club. Its meetings are not tea parties. It is a public body created, sponsored, sustained and staffed by government. It is not, for example, a voluntary neighborhood association that one can manipulate in pursuit of one's own self-interest."

11/5/01, Document dated (Document type: letter or memo. Doc. Ref. #: 66)

Summary: FROM Nielsen TO PAAB re Riverside/ West University Redevelopment and Preservation Study Area -- creating a PAC

Content notes: Includes attached map of redevelopment /study area

12/1/01, Document dated (Document type: definitions & terms. Doc. Ref. #: 67)

Summary: Historic property definitions

12/1/01, Document dated (Document type: meeting minutes, agenda. Doc. Ref. #: 151)

Summary: Minutes from PAAB meeting

12/4/01, Document dated (Document type: letter or memo. Doc. Ref. #: 68)

Summary: FROM Richardson TO File RE Northwest Tempe Specific Area Plan Draft -- Feedback from PAAB member requesting draft SAP be changed to match Strategic plan

Content notes: "This draft is based on citizen input in public workshops as well as information from the strategic plans. The proposed plan will be reviewed in public meetings and workshops."

12/5/01, Document dated (Document type: email. Doc. Ref. #: 69)

Summary: FROM Nielsen TO PAAB members RE cancellation of Staff Support for PAAB and various responses from PAABers

Content notes: "Over the course of the past week, a member of my staff has been threatened and handbills posted around one of the neighborhoods maligning their character. During the last two meetings, I have tried diligently to discuss the importance of relationships, communication and credibility. I also indicated that the City cannot be involved if the issues facing PAAB were not resolved. This was a test case .. I must inform you effective immediately, all staff participation in PAAB is discontinued until further notice."

Spitler to City Council: "It seems it is o.k. to have the character of PAAB members "maligned" in the press, but if a staff member's character is "maligned" on a handbill, the sky must be falling. Is the implication in Steve's message that a member of PAAB did these things?

Mayor Giuliano to Spitler: I agree, there are deeper problems. Someone putting up flyers calling a staff member an urban terrorist, however, is beyond any neighbor who writes a column for a newspaper, which by it's purpose is designed to stimulate controversy. ..

Spitler to Mayor Giuliano and council: PAAB members have served at your request for 2 years. ... Democracy can be clumsy. I think that I can now work more effectively with you and others, in a civil way, toward a more livable community.

Mayor Giuliano to Spitler and council: Please do not take what I said about Maple-Ash and apply it to the rest of Tempe neighborhoods. .. The drama and monopoly is generally in Maple-Ash and not Tempe neighborhoods in general. I probably should have said, if one was aware of the drama they were moving into, I don't know why anyone would want to live there (Maple-Ash).. I have known several folks who thought of moving into that neighborhood, but did not want to deal with the neighborhood factions, in-fighting and back-stabbing that goes on. Most people just want to live comfortable in a nice place and not have to be so engaged in things. But, as Monopoly is played in the area, we all know the stakes are high and people highly invested will play the game with various levels of intensity. It's just too bad and does not need to be that way. I'll take city council politics any day compared to what goes on in Maple-Ash!

12/6/01, Document dated (Document type: email. Doc. Ref. #: 133)

Summary: FROM Maryanne Corder TO M. Pontrelli RE MANA Newsletter, is it o.k. to print?

12/7/01, Document dated (Document type: email. Doc. Ref. #: 70)

Summary: FROM Nielsen TO J. Lucier RE Draft Specific Area Plan for NW Tempe

Content notes: "The Strategic Plan for NW Tempe was used as the basis for starting the specific planning process and not intended to be replicated as the SAP. The designations on the projected land use map in the Strategic Plan were presented for review and discussion in public meetings that took place in 2000. We are aware of the sensitivity of the land use designations in the Maple/Ash area, and have heard two different proposals from property owners in the neighborhood. Our planning staff has reviewed the strategic plans, comments and opinions from citizens in the area, as well as the anticipated development of the ASU campus, the downtown, and the surrounding neighborhoods in providing a professional recommendation as a starting point for discussion.

"As for the designation of mixed use for the area between Mill and Maple south of University: the draft attempts to balance the desires of neighborhood interests who value the preservation of the existing buildings with the desires of others to maintain their existing property rights and redevelop their property. Complicating this matter are issues related to taking or limiting property rights, and compliance with the existing General Plan (which will undergo revision beginning January 2, 2002) and zoning requirements (which are currently being reviewed with projected completion within six months). Tempe staff has literally spent years working to achieve some measure of compromise or resolution to the on-going conflicts within the Maple-Ash Neighborhood.

"The projected land use for the General Plan 2020 shows a proposed residential density of 11 to 15 dwelling units per acre the same as proposed in the draft Specific Area Plan. The strategic plan recommendation of less than or equal to 10 du/acre density is problematic. If the City were to "downzone" as indicated in the plan, it could be construed as a taking and create liability for the city.

"The mixed-use designation that calls for a retail emphasis on Mill Ave and a residential emphasis on Maple, attempts to blend redevelopment with a commitment to preserve the historic neighborhood character that exists today. Forthcoming design guidelines will detail how redevelopment in this area would compliment existing character and provide new opportunities to enhance the neighborhood and provide local goods and services for residents. If the Mill and Maple sides of the alley are not coordinated, any development that does take place will most likely fail to meet neighborhood objectives for use, design, and orientation. In listening to the neighborhood residents, property owners, other

stakeholders in the community and recognized experts in this field, it was Staff's recommendation to apply this designation as the way to begin the process of resolving these issues. Based on our observation, the projected land use in the strategic plan does not represent the desires of all property owners and residents in the Maple/Ash area, nor does it promote sustainable neighborhood-oriented development along Mill or University.

"It is vitally important to note that this plan, including the projected land use map, is a draft; it is not a final document. All affected property owners, residents, business owners, and stake holders will have the opportunity to review and comment on this document. It is expected that this document, and its maps, will be changed/ adjusted based on this community-wide discussion. **The intent is to create the most viable and compatible plan that meets the objectives of the above-mentioned parties. We are keenly aware of the issues and concerns associated with this entire 1-3/4 mile planning area, and this plan attempts to meet the needs of the larger community.**"

12/10/01, Document dated (Document type: email. Doc. Ref. #: 126)

Summary: Exchange between J. Lucier and Kathy Matz RE PAAB meeting notices, cancellations, posting meeting notices and agenda

12/10/01, Document dated (Document type: email. Doc. Ref. #: 121)

Summary: FROM Ruth Yabes TO B. Richardson RE Comprehensive transportation plan related to Street Plan for University

12/11/01, Document dated (Document type: email. Doc. Ref. #: 124)

Summary: FROM Ryan Levesque TO Steve Nielsen B. Richardson RE Call from PAAB member Arnold Ruiz email not working.

Content notes: Attendance at PAAB

12/13/01, Document dated (Document type: email. Doc. Ref. #: 120)

Summary: Exchange between Eric Hansen, PAAB, J Lucier -- good meeting last night

12/17/01, Document dated (Document type: survey or survey results, summaries. Doc. Ref. #: 72)

Summary: Public comments posted to Newtown website--why we are concerned about the draft SAP

Content notes: Allen Carlson: re draft SAP and PAAB from 12/12 PAAB meeting
 "Why is the city withdrawing support for the PAAB just when the SAP was released for PAAB review and comment? What and/ or who is driving the direction the city is taking -- staff or citizens, the city or neighborhoods? This appears to be a city-wide issue. Regarding process -- **where's the documentation for the SAP? The SAP does not represent the wishes of residents, especially concerning density and redevelopment. There should not be conflicts between the Neighborhood Strategic Plans and the SAP. The SAP should conform to the two Neighborhood Strategic Plans that were developed. Why is there all of the mixed-use designation in the Maple Ash Neighborhood?** There was conflict between preservation and redevelopment during creation of the Neighborhood Strategic Plans. Why weren't PAAB members involved in creating the draft SAP?
 It's important that the PAAB continue -- it should be made up of neighborhood representatives not a majority of members selected by city staff.
 Why was the Woman's Club changed from Institutional in the Neighborhood Strategic Plan to mixed use in the SAP?
 Other concerns and hot topics: disregard of progress made thus far -- input being disregarded; **if the plan is not our vision then who's vision is it?** Fast tracking redevelopment district 1st to 5th and Farmer to Wilson; lot assemblage and commercial encroachment; city use of eminent domain; zoning changes initiated by the city; too much focus on multi-family housing; rate of home ownership.

Jenny Lucier: The Maple-Ash Neighborhood Association vehemently opposes the use designations for our neighborhood on the Projected Land Use Map contained in the first draft of the SAP. We oppose it for the following reasons:

- 1) it proposes a plan to redevelop or rezone significant portions of the Maple-Ash Neighborhood, thereby irreparably altering the residential character of the community;
 - 2) it ignores the previous Neighborhood Strategic Plan which was the result of community-based compromises that balanced the interests of residents and developers in a way that is fair to both groups;
 - 3) it departs from this previous consensus radically and abruptly; and
 - 4) it endangers the preservation of one of Tempe's oldest and most historic neighborhoods.
- 5) it is falsely predicated on the idea that existing property rights include the right of redevelopment.

Over the years, representatives of the Maple-Ash Neighborhood have participated in good faith in various community processes, such as the Neighborhood Strategic Plan process, the SAP process and the Planning Area Advisory Board, in an effort to resolve issues about the future of our neighborhood in a manner that is fair to all. The Neighborhood Strategic Plan best represents the results of these efforts.

We urge the members of the PAAB to reject the Specific Area Plan's designation for Maple Ash as proposed in the first draft and to instead adopt the designations on the Projected Land Use Map as they appear in the Neighborhood Strategic Plan.

Rich Bank: "I would like to add a few general comments. We, the people who participated in the draft Strategic Plan, were told the 8 neighborhoods would be given the right to vote on the final draft to be submitted to council for adoption into the General Plan. That never happened.

Please note this administration over built the DTC if you consider the limits set in the General Plan 2020 to be the maximum allowable limits.

This administration is willing to allow a public vote, as specified in Growing Smarter legislation, in 2003. Beware that in 2003 all the BIG PLAN/ HIGH DENSITY permits will be issued by then. A vote in 2003 is like closing the barn door after the horses have left. 88 Million dollars is about to be spent to install the infrastructure necessary to build a very massive urban core in the DTC and surrounding areas. Granted, some of this 88 Million dollars will be paid by developers. However, the "lion share" will be paid for by the taxpayers of Tempe. Why are we spending our money to "Manhattanize" the DTC and the NW Tempe University Ave redevelopment corridor? This is a "done deal." Why would they build less sq feet when they have the infrastructure to build more???

The Apache Blvd Planning Advisory Committee also has experienced opposition from city staff who were guiding the outcome of those meetings. If you wanted to scale down the proposal on Apache Blvd corridor, you weren't taken seriously or marginalized. This administration didn't cancel APAC like it has the PAAB. On APAC, the lower scale redevelopment proponents got so frustrated, they quit. Congrats to the lower scale proponents on the PAAB. Your efforts confirmed the belief, IF YOUR INPUT IS NOT CONSISTENT WITH THE PRECONCEIVED CONCLUSION YOU ARE CUT OFF.

The "flyer incident" was only a poor excuse to use to terminate citizen input pertaining to NW Tempe redevelopment.

Did you know there is a 22 story building already issued a permit to be constructed west of the post office in the center point parking lot? Note: The best Live, Work and Recreate designs produces a 25% buy in the occupants of that building. The other 75% are commuting out of the area.

There is currently no comprehensive growth plan for Tempe and also the entire valley. We are getting piece meal into growing into a city I suspect most of us don't want to live in. Why are we allowing the people we hire to conduct our business do this?

Councilwoman Barb Carter has told us the council listened to 800 Tempeans who made public input about our parks. We should ask her to take the input of our 8 neighborhoods that will be impacted by the current SAP model and LET US VOTE... ALL OF US IMPACTED. Isn't our vote the ultimate in "public input"?

Steve Neilson is on record saying it is not only the PAAB that was supposed to determine the NW Tempe redevelopment plan. He said the Development community and the City of

Tempe will also aid in making that determination. How can we, the scale it down group, think we will have any influence when we have an administration that has approved infrastructure expenditures to accommodate a massive urban core and surrounding areas? Also consider most developers are into the bigger is better mode of thinking. That means sq ft under the foot, not parking lots.

Councilman Hallman is on record saying, I paraphrase, Cities are not known for the size of their buildings, but instead for the spaces between them.

Margaret Tchida: "As one of the principal authors of both Neighborhood Strategic Plans that are supposed to be fairly represented by the NW Specific Area Plan, I have a request to make. This will be a great deal of work, and therefore I cannot volunteer to do it alone.

..
As a community, we need to look at first, how to meld the two strategic plans into one document without duplication, without loss of content, and with an elimination of any so-called "conflicts" or discrepancies from one plan to the other (along University Drive). A first pass at this was completed by me during my tenure as Executive Director at Newtown CDC. This document should still be on file with Allen. It was called the Northwest Tempe Joint Neighborhood Strategic Plan and was a draft document that never made it to the public dialogue . . .

A comparison to city's proposed SAP needs to be made, so we can speak with an informed and common voice as a community about what does and doesn't match. Until this is done, I would feel reticent to attack the SAP. This will be a negotiation that demands detail and defensible positions based on factual statements, not opinions. . . . We will not be effective using emotional statements about how the SAP flies in the face of our intent or our vision. We must identify the specific differences and ask for a resolution of those differences through further public process. SAP opens with 'plan requires a combination of citizen participation and planning leadership.' . . . Even though it's our personal lives at stake here, save it for the end game, not the beginning of negotiations!

12/21/01, Document dated (Document type: newspaper article, letter to editor. Doc. Ref. #: 71)

Summary: Durrenberger editorial -- E-mail missed the big issue -- Use of 'terrorist' label deserved apology that never came and 12/28 editorial "PAABlum makes advisory board act just like children"

Content notes: Article discusses the "urban terrorist" incident and that the PAAB should have apologized but never did. "a slanderous personal vendetta launched against a Tempe employee. The abuse sprung from the hysterical heads of one or more residents of the troubled Maple-Ash neighborhood. .. The employee was singled out because of authorship of a draft planning document that some residents of the neighborhood vehemently oppose. .. It will guide future development and redevelopment projects in northwest Tempe. Does this crowd "condone hate speech?"

The second article: "There's a vampire like creature haunting the hamlet of Tempe, a grotesques municipal mutant. .. Tiny Town's PAAB. .. On Dec. 5, the city withdrew all staff and other support from its pesky PAABists. .. The goofy board was wasting everyone's time. .. Continuing misbehavior by various of its members has rendered the PAAB useless. Its recommendations are completely ignored. Its reputation squats in well-deserved ruin. And, it remains there today.

"... PAAB is not dead in the daydreams of some of its members. ..

"When the city confronted the board with its mortality this month, the PAAB's radical fringe began hallucinating something awful.

"They would take matters into their incompetent hands. ...

"It's always been about us [PAAB] and our right to behave like little children. We don't respect city staff: We don't respect process. We don't give one wit about Tempe. We care only about ourselves. We can't admit we failed. ..

"The residents of northwest Tempe now find themselves hostage to a small cadre of people whose tenuous hold on reality has vanished into the thin air they apparently breathe. Why anyone would continue associating with the PAAB remains a compelling mystery. ...

"The premise of the PAABist proclamation is not true. Several of the referenced neighborhood associations in northwest Tempe rarely, if ever, meet. One, in particular, is completely dysfunctional. A couple of others haven't met for a couple of years.

"Therefore, to claim that the members of the make-believe PAAB represent anyone is ridiculous. The shadow PAAB represents only the interests of the humorless people who have appointed themselves to it and now pretend to serve on it.
 "The board has devolved into a clique of busybodies whose only interest in promoting their conflicted personal self-interests. ..."

2/14/02, Document dated (Document type: letter or memo. Doc. Ref. #: 77)

Summary: FROM Bud Morrison TO Mayor Neil Giuliano RE Northwest Tempe PAAB--I admire City's decision to pull plug on PAAB

Content notes: "... I have served on the PAAB since it was formed, at the invitation of Bonnie Richardson. Under the outstanding guidance of Bonnie, and many of the Tempe City Staff, the work of the committee has had some success, and many failures. I was invited on the board to represent **the business community, on a board that is heavily biased against businesses.** The biggest motivation to attend every meeting was to support a few dedicated members that worked hard to keep the best interests of Tempe and its future in mind. This has not been easy considering the diversity of opinions/ personal agendas of some of the members. I respect and admire the leadership of Tempe Government to withdraw support of the PAAB, considering the lack of effectiveness it has shown as a body. The original intent was well conceived, and it could have been a good source of input. In my humble opinion, **it progressively deteriorated to a select few that were using it to convey personal agendas.**

...
 "... The PAAB was/ is a good idea, IF it is guided -- and accepts the guidance -- of the City of Tempe. If the PAAB will NOT conform, which I doubt that it can or will under the leadership of Kirby Spittler, I can see no reason for it to continue, and certainly any reason for me to continue to attend and listen to the nonsense that has been the pattern for the past few months."

2/16/02, Document dated (Document type: email. Doc. Ref. #: 102)

Summary: Exchange between Tchida and Fackler RE Durrenberger article about ASU property on SE corner of University and Mill

Content notes: Durrenberger says NewTown's strategic plan has no credibility because its development did not consult major stakeholders -- ASU, businesses. Tchida asks Fackler what his opinion is of these comments.

3/6/02, Document dated (Document type: letter or memo. Doc. Ref. #: 78)

Summary: FROM Steve Nielsen, Richardson RE Northwest Tempe: Los Vecinos --

Content notes: Los Vecinos de Northwest Tempe is a neighborhood group in the northwest planning area that was formed in 2000 with the assistance of Lucas Cabrera and Xavier Morales, who were employees of Arizona State University's Center for Urban Inquiry at that time. Bulleted below are significant milestones, concerns and issues of the group:
 In 1999 the Center for Urban Inquiry conducted approximately 30 interviews of "long term Latino residents" in Northwest Tempe. The interviews addressed three topics: the personal history and life experiences of Latinos living in Tempe; how Latino citizens were impacted by Tempe's development over the last century; and how they perceive 'public participation' in the form of neighborhood association meetings and other community forums.
 Survey summary:
 1) Lack of trust in government, due to displacement of Latino neighborhoods to facilitate development in downtown & on ASU campus;
 2) History of discrimination against Latinos;
 3) Uncomfortable participating in community meetings (cited hostile citizens, association leaders who championed their own interests and not those of the neighbors, unfamiliar with technical language and planning principles, and felt their efforts would not impact final decisions.

In Jan. 2001 Los Vecinos and the Center for Urban Inquiry received a Diversity Award from the Tempe Human Relations Commission for their efforts to include the long term Latino residents in neighborhood public participation activities (See attached). Neighborhood Planning staff attended Vecinos meetings to inform the group about the planning process, redevelopment and preservation study areas, future development of PAC and the importance of their participation in that process. They answered questions and explained that the city has no plan to purchase properties in this area.

These neighbors fear developers, the city, and the potential for eminent domain. Some are aging and do not want to leave the area. Others are anxious for 'the city to decide what it will do with our property and when.' Some do not like the changes that have occurred downtown and would like to sell their properties, as the increased value would assist them as they age. Some fear they would not get enough for their property to buy another house in Tempe. Some would like to be relocated in the area, to be near their children.

In December an incomplete 'first draft' of the Northwest Tempe SAP, provided only to PAAB members and staff for initial discussion, was presented at a neighborhood association meeting. Since then, rumors have been circulating, suggesting that the city is rezoning residential properties and developing high-density infill projects, and all of this was happening without a public process.

The Northwest Planning Area is rife with hostility . . . The initial PAAB was developed when the original NewTown Board disassembled. As a pilot board of directors, the Planning Area Advisory Board did not provide broad participation and communication, and many of its members (and the chair) resigned in frustration. On March 4, the Mayor thanked all participants for their efforts and discontinued the board. The planning staff is currently reassessing the process.

The Neighborhood Planning Staff will work diligently with the neighbors of this area when a PAC is put together to create the redevelopment plan. We are encouraging members of Los Vecinos to volunteer to participate on that committee when the time comes.

4/2/02, Document dated (Document type: letter or memo. Doc. Ref. #: 152)

Summary: Memo FROM B. Richardson TO S. Nielsen, Dave Fackler RE neighborhood planning process

Content notes: Neighborhood Planning Manager's role, issues encountered in attempting to develop SAP -- **"There is a good deal of mistrust and animosity among neighbors of the area, which impacted the staff's ability to accomplish the extensive participation that is needed to produce a well-balanced plan."**
 "Many of the representatives to the PAAB resigned in frustration. Controversy arose over the open meeting law, which some members perceived as 'restraining their ability to advocate' for neighborhood reform."

4/3/02, Document dated (Document type: planning doc, map, or report. Doc. Ref. #: 158)

Summary: Summary from B. Richardson -- reflection on neighborhood planning process to date

Content notes: Includes community expectations

4/3/02, Document dated (Document type: chart or graphic (not map). Doc. Ref. #: 159)

Summary: GANT chart of overlapping city-wide planning efforts

Content notes: Zoning rewrite, general plan update, economic strategic plan, comprehensive transportation plan, Lt. Rail Station Area Plans, SAPs, Rio Salado Plan, City-wide reinvestment strategic plan, redevelopment area plans

4/15/02, Document dated (Document type: survey or survey results, summaries. Doc. Ref. #: 79)

Summary: Points relevant to public presentation of the Northwest SAP & design guidelines

Content notes:

- 1) In January, Los Vecinos communicated their concerns about the timing of the specific area plan. Xavier Morales indicated that they felt the plan was being rushed too quickly to council and they will not have sufficient time to review and respond.
- 2) During the specific area planning process, citizens identified key issues. At that time, airport noise was less of a threat to homeowners and residents because planes were restricted to flight paths over the riverbed. As of March 2002 the flight path for the south runway was redesigned and planes now fly directly over the northwest area north of University Drive. This should be reviewed with citizens through the SAP process.
- 3) Citizens of the northwest area submitted two separate strategic plans: the Sunset/Riverside plan (1997) for two neighborhoods, and the Northwest Neighborhoods plan (1998) for eight neighborhoods. The residents then combined all 10 neighborhoods for the specific area planning process. The newly created neighborhood planning staff followed this proposal through public meetings in an attempt to develop standards for future neighborhood plans. When the PAAB became divisive and ineffective as a vehicle for citizen representation, it became clear that each of these two areas has their own important planning and development issues that are unique. Each deserves to focus on their immediate geographic area in order to develop priorities for future projects and CIP budget recommendations. The elements that are common to both areas, and to the University Drive corridor, would be consistent in both specific area plans.
- 4) The opportunities for participation by individual residents, business owners and property owners are diminished when a planning area encompasses a geographic area that is too large. Strong personalities overwhelm the uninitiated. Small coalitions form to lobby their issues over all others. The process originally proposed was dominated by a few individuals, and ultimately resulted in the collapse of communication between neighbors.
- 5) The Comprehensive Multi-Modal Transportation Plan (scheduled for completion in fall 2002) will develop a pedestrian oriented design overlay district for the University Drive corridor. The transit planning staff was assisted by the neighborhood planning staff in community outreach efforts and they continue to work together to address the diverse concerns of the community. The comprehensive transportation plan will include a street plan built on the participation of all stakeholders in the northwest area. This will unite the two planning areas with a strong local services corridor along a pedestrian friendly street.

4/17/02, Document dated (Document type: letter or memo. Doc. Ref. #: 80)

Summary: FROM Kirby Spittler and other neighborhood association leaders TO David Fackler RE concerned that SAP for Northwest Tempe postponed indefinitely

Content notes: "Concerned SAP has been suspended indefinitely. Citizens spent hundreds of hours participating in planning processes . . . This input must be put to meaningful use. We propose . . .

1. We would like to work with you on the formation of a neighborhood-elected body that provides specific input into planning and development. We would recommend that a mediator be involved in the formation of this body to help resolve any difficult issues.
2. Second, we would like to see the Neighborhood Strategic Plan, as it was conceived by neighbors, businesses, and city staff alike, be used to direct development in our neighborhoods until an acceptable draft of the SAP is completed. We recommend a mediator to help resolve this issue if needed. . .

4/18/02, Document dated (Document type: letter or memo. Doc. Ref. #: 81)

Summary: FROM Nielsen TO Mayor and Council -- City is writing/ finalizing the SAP and coordinating this with the Comprehensive Transportation Plan and Pedestrian Overlay District to be complete in the next couple of weeks. Until a final plan is adopted, neighborhood strategic plans will serve as the developmental guide.

Content notes: Broad based, inclusive participation will be sought in the review of the draft SAP. Direct mailings to property owners, business owners, tenants or residents, neighborhood

associations homeowners associations, special interest groups, local schools and any former participants in this planning process. Additional notification will also be used . . . Other general information and updates

4/22/02, Document dated (Document type: email. Doc. Ref. #: 89)

Summary: FROM J. Lucier TO Len Copple and response RE why we are concerned with the preservation of our neighborhood.

Content notes: "Maple Ash is in fact, a redevelopment district and clearly illustrates the connection between a redevelopment district and plan and the land use map of a SAP. . . Council passed a resolution 99.12 creating the district and authorizing the creation of a Project Area Committee (PAC). It is noteworthy that no one in the neighborhood was notified of this Resolution being agendized or notified of the passage of the resolution. No one spoke at the public hearing; it was on the consent agenda. . . A key sentence in the Resolution is the following: ' . . . The Maple-Ash Redevelopment and Preservation Study Area is an area in need of redevelopment under the provisions of ARS 36-1471 et seq., for the benefit of those people cc'd on this email who may not be familiar with the process, a bit of explanation is in order. The resolution calls this a 'study area' but don't be fooled by the semantics. This is the creation of a district. The terms 'study area' are used because the PAC determines final boundaries of the district. The PAC also takes a year or two to develop (pound out) the REDEVELOPMENT PLAN. (Among other things, the Plan articulates where and how powers of eminent domain may/ will be used.) Granted the term 'redevelopment/ preservation' area has been used in the documents meaning preservation is a possible use of the district tool. The red flag appears when putting creation of the district in the context of the SAP. Stated in a memo dated 7/20/00 that is a follow up to the passage of the resolution creating the district is the following: 'Development of plans for a two redevelopment/ preservation areas will be based on the land use of the Specific Area Plan and should begin once the (Specific Area) Plan is adopted.' . . .The first draft of the SAP was presented this December 2001. The land use map in the SAP (to which the above statement is referring) designates about 1/3 of our Maple Ash as mixed-use. Therefore, the starting point for any plan developed by the PAC must be, by design, the SAP Land Use's call for mixed use in a substantial portion of the neighborhood. The only way to achieve mixed use in the designated area is to redevelop it. It is significant that more than 100 people wrote the Council during the public input portion of the SAP process requesting that the designation of mixed use in Maple Ash be held (at a maximum) to the arterials north of 10th Street bordering the neighborhood as already agreed upon in the STRATEGIC Plan. That this position is not represented in the land use map in the draft SAP is very disturbing. Also not represented in the SAP is the position regarding minimizing increases in density expressed in the 100+ letters to the Council. In conclusion, I think you will agree after reading this documentation that we have very real and valid concerns about Tempe's commitment to preserve the Maple Ash neighborhood. And again, this is nearly one piece of the puzzle. No doubt, this is enough for one email. . . . I would like an opportunity to further detail our causes for alarm (not the least of which is the apparent direction of the new zoning ordinance which will allow a dramatic intensification of land use. . . especially in multi-family zoning districts; not the least of which is the fact that properties are being assembled in Maple Ash for the sole purpose of redevelopment; the majority of the properties have been assembled in the last seven to ten years: the time which has passed since we've been asking for the tools necessary to preserve the neighborhood. Equally important to further articulating concerns is your feedback about what has been illustrated here. . . The longevity of our neighborhood is near and dear to our hearts. It is our homes, our way of life at stake.

4/30/02, Document dated (Document type: planning doc, map, or report. Doc. Ref. #: 83)

Summary: Northwest Tempe Planning Area -- Community Discussion Teams -- list of issues by neighborhood

4/30/02, Document dated (Document type: planning doc, map, or report. Doc. Ref. #: 84)

Summary: List of public facilities in Northwest Tempe Area and vicinity

5/1/02, Document dated (Document type: planning doc, map, or report. Doc. Ref. #: 94)

Summary: Outreach strategy for NW Tempe SAP --stakeholders and type of notification

5/3/02, Document dated (Document type: letter or memo. Doc. Ref. #: 86)

Summary: FROM Bill Butler TO Steve Nielson re

Content notes: Cheryl Carlyle . . . Resigned from the PAAB due to the internal conflicts within the PAAB. I took Ms. Carlyle's seat on PAAB. We got the draft SAP and it rang alarm bells for me. My biggest objection . . . Was the inclusion of a cell phone tower farm in Jaycee park. . . "The whole group [PAAB] was painted black by the actions of those who might not be associated with PAAB or even live in the area, or might have an agenda of destroying the group and did so with a James Carville style.. ."

5/3/02, Document dated (Document type: email. Doc. Ref. #: 85)

Summary: FROM J. Lucier TO Nielson RE SAP question about mediation and land use designation for Maple Ash on projected land use map and Steve's response

Content notes: Steve: "We do not support the concept of mediation. . . We are currently finalizing the draft of the SAP and will present at public meetings so all have an equal opportunity to comment. . ."

5/6/02, Document dated (Document type: letter or memo. Doc. Ref. #: 87)

Summary: File regarding comments from Ed Arbizu, Sunset/ Riverside Area -- concerned about the condition of the parcels north of 5th Street on Farmer

Content notes: ". . . The street kids and other homeless have been living in the homes, starting fires to cook, sleeping there, etc.. ." Needs clean up.
 ". . . His neighbors are anxious to have the City decide what they are going to do with the area between Farmer and Roosevelt. . . For the last three or four years they have been waiting to see if the area would be purchased by the City through eminent domain, . . . Anxiety is high, fueled by distrust of developers and skepticism that the City will not assist them in relocating . . . Ed represents the Hispanic families that make up his block, and he tells me they want out of the area.
 "He referred to the area as "the bottom feeders," asserting that they are not important enough to attract the interest of the City. He's noticed that the street sweeper now only cleans the east side of Farmer and the parking lot, and not the west side of the street where his house is located.. ."

5/6/02, Document dated (Document type: email. Doc. Ref. #: 88)

Summary: Statistics on NWT

Content notes: 6593 housing units: 6234 occupied, 359 vacant. 1764 owner occupied, 4470 renter. . . Total population 14055

5/7/02, Document dated (Document type: email. Doc. Ref. #: 90)

Summary: Exchange between Marilyn Espersen and Steve Nielsen re SAP and Maple Ash"... issues surrounding the SAP and your neighborhood -- will the city take my property for redevelopment?

Content notes: Marilyn: "There does seem to be a lot of conflicting information. . . I have concerns about putting money into the property if the city would be taking it over for major development. . . Do you have any guidance for me. Is it a false concern about the land being used for continuing the development of the downtown area?"
Steve: "First, neighborhood preservation and improvement is of primary concern to me and my staff. I would strongly support the enhancement of your property. At this time, the City has no plans to redevelop property in your area. That is not to say that the private sector cannot, on their own, acquire property in the Maple-Ash area for development and intensification. We are doing some research now to understand, when, why and how the properties in your area were zoned commercial and multi-family. My guess is the proximity to the University, downtown and the once State Highway were contributing factors. Regardless, the existing zoning is such that development other than single family homes is possible."
"The SAP as facilitated by the Tempe staff is meant to be an extension of the City's General Plan with additional specificity. IT DOES NOT CHANGE ZONING. Your area has been designated a redevelopment/ historic preservation study area, AT THE REQUEST OF THE NEIGHBORHOOD STRATEGIC PLAN. This study has not been initiated, in hopes of completing the SAP and even then, is only a study unless approved by the City Council. The size and scope, if any, has not been determined."
"One could expect the growth areas in your neighborhood to occur primarily along Mill Avenue and University Drive. As a result of the zoning in place, mixed use development could occur on the residential side of the alleys. We hope that the SAP process will identify the compromise between preservation of the architecturally significant single family homes and future commercial development. To facilitate this discussion, staff has developed design guidelines that will address what could happen today and how the neighborhood can be protected. We are not an advocate for one side or the other. I believe that our role is to add professional planning experience with that of the community concerns in developing a solution to the issues."

5/8/02, Document dated (Document type: email. Doc. Ref. #: 91)

Summary: Email exchange between Pat Koppen, (former Maple Ash resident) Steve Nielsen, RE concerns about the June meetings, land use map in Strategic Plan

Content notes: Steve: "Current zoning in the area is Central Commercial District (CCD) on Mill Ave to 11th Street, with the property west of the alley, zoned either R-2 or R-3. Today a developer could do a mixed use project, that put commercial/ residential on the Mill Avenue frontage and multi-family on the Maple Street frontage. The draft SAP will propose design guidelines that address this existing condition in a manner that provides a buffer to the neighborhood. Because a SAP cannot rezone (up or down), we are recommending a 'best planning practices' approach to address the situation."
Pat: "I am very aware of the zoning.. I thought that zoning protected me from development of any grandiose scale. I was concerned when I saw variances being granted very casually. To preserve the vintage neighborhood, the SAP must set down guidelines so the boards, commissions and city council WILL NOT approve abandoning the alley or granting height variances. While the plan can not change zoning, it can set the tone for size and scale. If the planning department must provide to increase density, there are ways other than scrape and build. The Mill/ Maple alley could be changed to a one way "lane." It would allow greater density by providing access to the east side of the parcels. They could be developed to the current R3 without requiring to scrape and build. . . You are proposing development on the east side of Maple that would provide a buffer -- the alley already does that. Those parcels ARE IN the neighborhood. To replace the streetscape and the 50 year old trees would be removing an important piece of Tempe."

"... I ask for the names of those requesting the change so the mistake can be corrected."
..

Steve: "Regarding the SAP, the problem is with your expectations. Under state law, the SAP needs to follow the General Plan as it relates to projected land use. We must be cognizant of putting the city at risk of inverse condemnation or "takings" by altering the proposed use and/ or value of private property. The neighborhood strategic plan that you refer to is very detailed, however, it differs greatly from existing zoning.

"The alley issue you identify is what I believe to be the single most divisive issue in the Maple Ash neighborhood. We have heard from other people conflicting information on how they would like to see the area develop under the current commercial and multi-family zoning. We have not been given direction by anyone to recommend one approach over the other. We are hopeful that through the public process, agreement can be reached without our having to make a professional planning recommendation that is perceived as favoring one side over the other. In any case, the SAP will not change the zoning, nor restrict development rights beyond that by which the existing zoning allows. We are hopeful that design guidelines will provide direction to the boards, commissions and Council in allowing private property rights to be maintained while preserving the integrity of your neighborhood."

Pat" "... I find it hard to believe that 'sound planning' includes dissolving part of a neighborhood. Any development on Maple Ave or on Mill Ave, within the Maple/ Ash neighborhood, should abide by the setbacks and restrictions currently in place. Again, I ask that the land use map from the Strategic Plan be presented at the June meetings. If there is strong opposition to that map, please, let it occur through the public process.

5/10/02, Document dated (Document type: planning doc, map, or report. Doc. Ref. #: 162)

Summary: Chronology of Maple-Ash Land Use

Content notes: Includes documentation, attachments

5/13/02, Document dated (Document type: letter or memo. Doc. Ref. #: 93)

Summary: FROM B. Richardson FROM S. Nielsen RE Scenarios for NW Tempe -- lists options of how to proceed following June 2002 community meetings

5/15/02, Document dated (Document type: email. Doc. Ref. #: 160)

Summary: FROM Marilyn Espersen TO Steve Nielsen RE SAP -- thank you for your reply and I hope to attend the June meetings

5/16/02, Document dated (Document type: letter or memo. Doc. Ref. #: 161)

Summary: FROM B. Richardson to Steve Nielson RE Scenarios for NW Tempe -- Options for addressing the SAP.

Content notes: Options

6/13/02, Document dated (Document type: meeting minutes, agenda. Doc. Ref. #: 92)

Summary: Announcement of SAP community meetings, Decker facilitating

OTHER DOCUMENTS NOT DATED

Document not dated (Document type: planning doc, map, or report. Doc. Ref. #: 116)

Summary: Legal description/ language related to Authority, scope of specific plans

Document not dated (Document type: chart or graphic (not map). Doc. Ref. #: 104)

Summary: PowerPoint presentation presented at public workshops

Content notes: Shows process of moving from Strategic plan to SAP to P&Z and Council, website, public meeting schedule, key issues, process for outreach, speakers series, -- details on process of writing the SAP

Document not dated (Document type: planning doc, map, or report. Doc. Ref. #: 6)

Date: **December, 1997 (amended November 29, 2001)**

Summary: Pages 49 - 51 of General Plan 2020

Content notes: Discusses Neighborhood/ Specific Area Plans. Objective 1: Achieve the best maintenance and management programs for Tempe's neighborhoods, and ensure that residents have a voice and a role in these programs.
Objective 2: Encourage neighborhood planning. Neighborhood action plan; strategic plan, specific area plan, implementation element and strategies
Objective 3: Encourage reinvestment, infill, land re-use and redevelopment that maintains the viability of neighborhoods and specific areas.

Document not dated (Document type: planning doc, map, or report. Doc. Ref. #: 105)

Date: **April, 2002**

Summary: First public draft: projected land use NW Tempe SAP -- draft: deviations from NW Tempe Strategic Plan

Content notes:

1. The categories of land use and associated densities identified on the strategic plans did not correspond to the General Plan 2020 legend.
2. Some proposed land use changes on the strategic plans may create a potential property rights taking, exposing the city to future lawsuits.
3. The strategic plans identified open space which, by law, may not be so designated without the written consent of the landowner.
4. Proposed street and path development in accordance with the strategic plans would raise a takings issue. The Comprehensive Multi-modal Transportation Plan, which will be completed in the fall of 2002, is the document that will identify future streets, alleys, paths and bicycle lanes, and will also set forth the design criteria for all multi-modal passageways. Transit planners have been informed of the desires of the citizens who developed the strategic plans, and have further researched community issues in public workshops.
5. Changes in ownership (from the city to the private sector) resulted in parcels without a land use designation. The draft projected land use map assigns a designation that is compatible with the general plan.
6. The general category of "mixed use" on the projected land use plan in the General Plan has been broken down into more specific categories of mixed use in the SAP.

Document not dated (Document type: planning doc, map, or report. Doc. Ref. #: 100)

Dated: **November, 2001**

Summary: First Executive Summary: Early draft NW Tempe Specific Area Plan for PAAB and city staff

Document not dated (Document type: planning doc, map, or report. Doc. Ref. #: 108)

Date: January, 2000
Summary: Summary of PAAB, its role, meetings

Content notes: On back of description page is a map of area of influence

Document not dated (Document type: planning doc, map, or report. Doc. Ref. #: 109)

Date: May, 2002
Summary: The Players --description of individuals / stakeholders involved with NW Tempe neighborhood

Document not dated (Document type: survey or survey results, summaries. Doc. Ref. #: 110)

Date: Spring, 2000
Summary: Blank survey for Ruth Yabes citizen participation course

Document not dated (Document type: brochure, flyer, publicity materials. Doc. Ref. #: 111)

Date: December, 1999
Summary: 1st Neighborhood Planning Brochure, Neighborhood & Urban Design -- Description of SAP, process, PAAB, Guidelines

Document not dated (Document type: planning doc, map, or report. Doc. Ref. #: 113)

Date:
Summary: OTAK (street design strategies). PowerPoint of Tempe's Comprehensive Multi-Modal Transportation Plan: Street Design Strategies and Pedestrian/ Transit Overlay Districts and Design Guidelines

Document not dated (Document type: web materials. Doc. Ref. #: 115)

Date: March, 2000
Summary: Tempe NW Neighborhood's neighborhood plan web feedback form and announcement for housing workshop

Document not dated (Document type: planning doc, map, or report. Doc. Ref. #: 117)

Date: January, 2000
Summary: Matrix of NW Tempe Improvements in Place

Content notes: Includes costs, dates

Document not dated (Document type: planning doc, map, or report. Doc. Ref. #: 118)

Summary: Article "The Unintended Conspiracy" by Vernon Swaback--how planning processes can bog down and develop a "climate of confrontation"

Document not dated (Document type: planning doc, map, or report. Doc. Ref. #: 119)

Date: May, 2002
Summary: Map of Maple -Ash showing ownership of properties

Document not dated (Document type: chart or graphic (not map). Doc. Ref. #: 5)

Summary: Shows hierarchy of plans and zoning ordinance

Document not dated (Document type: planning doc, map, or report. Doc. Ref. #: 114)

Date: April 1, 2000
Summary: Housing Workshop Handout: The Community Land Trust Model: Questions and Answers

Document not dated (Document type: planning doc, map, or report. Doc. Ref. #: 156)

Summary: Summary of purpose for and process of creating SAP, participation, guidelines

Document not dated (Document type: newspaper article, letter to editor. Doc. Ref. #: 52)

Date: December 14, 2001 (AZ Rep)
Summary: Durrenberger article -- Neighbors losing voice: Shrill protests push Maple-Ash to the fringe -- "Urban terrorist" article

Content notes: "One or more to those living under its broad shade trees launched a reprehensible smear campaign. The object of their ire was a draft planning document affecting several square miles of residential and commercial land north of Broadway Road and west of Mill Avenue. .. It's the kind of derisive antics City Hall has come to expect from the neighborhood's bullies. Only this time, they went too far. .. They made some posters. Then, they taped them to telephone and other poles throughout the neighborhood. Their cruel assault encompassed 12 square blocks from University Drive south to 13th Street. .. They demanded the employee 'get out' of the Maple-Ash Neighborhood. Next, they labeled the employee an 'urban terrorist.' Last, they warned residents the employee was 'only interested in helping developer friends line their pockets with the profits they will earn from destroying your home.'
 "Nasty stunts like these demonstrate the neighborhood's fabled lack of political acumen. .. They created a huge reservoir of workplace sympathy for the person unfairly maligned. And, the neighborhood's withering image and credibility sunk to an all-time low.
 "The poster people that plague the neighborhood don't like change. They don't like new development. Nor do they respect the private property rights of other people.
 "Their self-serving agenda is all about them. All that matters are the things that matter to them. They're intolerant to points of view contrary to their own. They tarnish the reputations of their critics and occasionally use vandalism to harass them. They disparage city staff in public settings and bombard them with terse missives.
 "... Their latest attack on civility backfired. .. The PAAB has been .. dissolved. The neighborhood's much-touted but now outdated strategic plan is causality Number 2."

Document not dated (Document type: newspaper article, letter to editor. Doc. Ref. #: 51)

Date: July, 2001
Summary: Tom Hinchion, in Arizona Republic: Response to Durrenberger article -- City attorney only suggested we voluntarily follow open meeting law

Content notes: "The member who stated she would communicate with anyone she pleased said so in reaction to being told that she couldn't talk to her neighbors. The member who complained about e-mails often approaches other members individually and abuses parliamentary procedures to stonewall dissent."

Document not dated (Document type: newspaper article, letter to editor. Doc. Ref. #: 50)

Date: July, 2001
Summary: Durrenberger article "Writing is on the wall for board"

Content notes: "Tempe's PAAB is squealing from a torrent of criticism.. The future of PAAB is unclear. People who pull plugs are contemplating pulling its plug. And, with critics disparaging the PAAB's 'rogue agenda' and attributing 'snide' remarks to its members, who would blame them?. .. Examples: 'I've always felt an undercurrent of hostility.' 'My client and I encountered insidious remarks at the beginning of our project presentation.' 'The behavior of the PAAB is not only despicable, but also arrogant and controlling.' 'One unnamed PAABer was accused of a racial slur disparaging Arabs. According to the complaint, 'Not only was the reference untrue, it was in poor taste.'
 "Some PAABers use email to skirt Arizona's Open Meeting Law. The board's work is obstructed by members' personal agendas. Staff are treated poorly. Developers and business owners are treated discourteously. PAABers aren't responsive to those they purport to represent. And, there's little communication between PAABers and the community at large. If it doesn't shape up.. The PAAB is municipal toast."